HEPBURN SHIRE COUNCIL
ORDINARY MEETING OF COUNCIL
PUBLIC MINUTES

Tuesday 18 July 2023

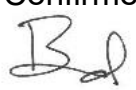
Daylesford Town Hall

76 Vincent Street Daylesford

5:30PM

A LIVE STREAM OF THE MEETING CAN BE VIEWED
VIA COUNCIL'S FACEBOOK PAGE

Confirmed at the Ordinary Meeting of Council held on 15 August 2023



Chair, Cr Brian Hood, Mayor

MINUTES

Tuesday 18 July 2023

Daylesford Town Hall

76 Vincent Street Daylesford

Commencing at 5:30PM

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BRADLEY THOMAS

CHIEF EXECUTIVE OFFICER

Tuesday 18 July 2023

CONDUCTING HYBRID COUNCIL MEETINGS

In the spirit of open, transparent and accountable governance, this meeting will be live-streamed on Council's Facebook page. The meeting will also be recorded and made available on Council's website as soon as practicable after the meeting.

- Council's meeting will be conducted tonight in accordance with:
- The Local Government Act 2020
- The Minister's Good Practice Guideline MGPG-1: Virtual Meetings
- Council's Governance Rules; and
- The Hepburn Shire Council Councillor Code of Conduct.

1 ACKNOWLEDGEMENT OF TRADITIONAL OWNERS

Hepburn Shire Council acknowledges the Dja Dja Wurrung as the Traditional Owners of the lands and waters on which we live and work. On these lands, Djaara have performed age -old ceremonies of celebration, initiation and renewal. We recognise their resilience through dispossession and it is a testament to their continuing culture and tradition, which is strong and thriving.

We also acknowledge the neighbouring Traditional Owners, the Wurundjeri to our South East and the Wadawurrung to our South West and pay our respect to all Aboriginal peoples, their culture, and lore. We acknowledge their living culture and the unique role they play in the life of this region.

2 SAFETY ORIENTATION

Emergency exits and convenience facilities at the venue to be highlighted to members of the public in attendance.

3 OPENING OF MEETING

COUNCILLORS PRESENT: Cr Brian Hood, Cr Don Henderson, Cr Jen Bray, Cr Juliet Simpson, Cr Lesley Hewitt, Cr Tessa Halliday, Cr Tim Drylie
OFFICERS PRESENT: Mr Bradley Thomas - Chief Executive Officer, Mr Bruce Lucas - Director Infrastructure and Delivery, Mr Ransce Salan - Executive Manager Development, Ms Amy Boyd - Manager Planning and Building, Ms Ania Guz - Business Analyst, Ms Rebecca Smith - Manager Governance and Risk

The meeting opened at 5:31pm.

STATEMENT OF COMMITMENT

"WE THE COUNCILLORS OF HEPBURN SHIRE

DECLARE THAT WE WILL UNDERTAKE ON EVERY OCCASION

TO CARRY OUT OUR DUTIES IN THE BEST INTERESTS OF THE COMMUNITY

AND THAT OUR CONDUCT SHALL MAINTAIN THE STANDARDS OF THE CODE OF GOOD GOVERNANCE

SO THAT WE MAY FAITHFULLY REPRESENT AND UPHOLD THE TRUST PLACED IN THIS COUNCIL BY THE PEOPLE OF HEPBURN SHIRE"

4 APOLOGIES

Nil.

5 DECLARATIONS OF CONFLICTS OF INTEREST

Cr Tim Drylie declared a general conflict of interest in relation to Item 10.1 PLN22/0346 - Development of 129 Morgantis Road Eganstown for a 'Micro-Abattoir' due to a connection with the planning application process.

Bradley Thomas, Chief Executive Officer, declared a material conflict of interest for the Confidential Item 1.2 Annual CEO Performance Review as it is in relation to his personal affairs.

6 CONFIRMATION OF MINUTES

Go to 00:05:33 in the meeting recording to view this item.

RECOMMENDATION

That the Minutes of the Ordinary Meeting of Council held on 20 June 2023 and the Minutes of the Special Meeting of Council held on 27 June 2023 (as previously circulated to Councillors) be confirmed.

MOTION

That the Minutes of the Ordinary Meeting of Council held on 20 June 2023 and the Minutes of the Special Meeting of Council held on 27 June 2023 (as previously circulated to Councillors) be confirmed.

Moved: Cr Juliet Simpson
Seconded: Cr Lesley Hewitt
Carried

Voted for: Cr Don Henderson, Cr Jen Bray, Cr Juliet Simpson, Cr Lesley Hewitt, Cr Tessa Halliday and Cr Tim Drylie
Voted against: Cr Brian Hood
Abstained: Nil

7 ITEMS OF URGENT BUSINESS

Nil.

8 COUNCILLOR AND CEO REPORTS

8.1 MAYOR'S REPORT

Go to 00:06:03 in the meeting recording to view this item.

Councillor Brian Hood, Coliban Ward

Presented a verbal report.

8.2 COUNCILLOR REPORTS

Councillor Tim Drylie, Creswick Ward

Presented a verbal report.

Councillor Juliet Simpson, Holcombe Ward

Presented a verbal report.

Councillor Jen Bray, Birch Ward

Activities since Tuesday 20 June 2023

23 June: Creswick Town Hall Creswick Town Hall Opening - The Hon Catherine King MP, Martha Haylett MP.
27 June: Meeting to decide the Budget
2 July: Hepburn Football and Netball Club Fundraising Raffle
18 July: Celebrating the return of Language to Country – Larni Barramal Yaluk naming ceremony

Community
Responded to concerns and questions from community members regarding:

- Dan Murphy’s licence
- Public Reserve for Cedar Trees
- Budget
- School Holiday programs

Promoting

- School Holiday programs
- Cloth Nappy Workshop
- Sustainable Hepburn Advisory Committee
- Glenlyon Recreation Reserve Masterplan
- Affordable Housing Strategy
- Larni Barramal Yaluk naming ceremony

In the last month I attended the Melbourne University Faculty of Medicine, 2023 Halford Oration. This year the guest speaker was Associate Dean, Indigenous, Professor Sandra Eades AO. Professor Eades is a Noongar woman from WA and she was Australia's first Aboriginal medical doctor to be awarded a PhD. Her PhD investigated the causal pathways and determinants of health among Aboriginal

infants in the first year of life. Professor Eades was named NSW Woman of the Year 2006 in recognition of her research contributions to Aboriginal communities and has received a 'Deadly Award' (National Aboriginal and Torres Strait Islander Awards) for Outstanding Achievement in Health.
One of Prof Eades' most important achievements was her leadership role in the development of Nation Health and Medical Research Council's *Road Map*, a guide for improving Aboriginal and Torres Strait Islander health through research. Aboriginal people experience significantly shorter life expectancy and poorer health conditions than non-indigenous Australians. Professor Eades found that the most effective way to capture truly accurate data was to work closely with Aboriginal communities and involved them in the design of the research process. She spoke of the importance of involving Aboriginal people at a grass roots level to work together to improve health outcomes from those communities. Professor Eades said that this is why an Aboriginal and Torres Strait Islander Voice to Parliament is so important in medical research for Aboriginal people. Understanding their needs and their unique ways of doing things helps government deliver better programs – that don't waste money or miss the mark. She spoke of the importance of the Voice to Parliament in hearing directly from specific Aboriginal communities about how best to help them and provide services in a useful way.
As this topic comes before us I encourage all residents to inform themselves about what the Voice to Parliament is and what is being proposed. And to make their choice when the referendum is run later this year.
As a local representative for my own local community, I know how important it is that local views are heard and considered when governments make decisions that impact all of us.
Today I attended the celebration of bringing traditional Aboriginal language back to country with the name ceremony for our local creek near Franklinford - Larni Barramal Yaluk.
The name means "the moving waters near the home of the Emu." By recognising this name we are adding to our rich Australian culture, not taking anything away. And by listening to language, listening to country and giving our Aboriginal people a voice we are making sure we include everyone in the conversation. Ultimately we are making our Australian culture richer and fairer for all. I am proud that Hepburn Shire is working with the traditional owners, Djaara, to walk together in reconciliation.

Councillor Lesley Hewitt, Birch Ward

Today I attended the celebration of the renaming of Larni Barramul Yaluk Creek, a moving event that bought Djarra language back onto country. And yes, whilst it has taken some time since Michelle Clifford and other community members started a petition for the renaming, it has happened. I reflected on what can be achieved if we all work together, rather than at odds, the community, Djaara, Councillors (including the previous council members who commenced the project, Hepburn Shire (all the staff who made sure that the correct process was followed), Mt Alexander Shire, Northern Catchment Authority and Geographic Place Names Victoria. It took time, co-operation but was done, a model of what can be achieved.
I also attended an interesting and thoughtful conversation between Harley Dunolly Lee, a Djaara man who is undertaking a PHD on reinstating Djaara language and

Professor Barry Goulding, a member of or Reconciliation Advisory Committee at the Daylesford Neighbourhood House on 9 July. The conversation covered the challenges in bringing Djaara language back.

Currently Daylesford Macedon Tourism is developing a destination plan. During the month I had the pleasure of representing Council at the Daylesford Horticultural Dinner listening to Tim Entwistle, the outgoing CEO of the Melbourne Botanical Gardens, the 14 July fund raiser for our much-loved Daylesford Community Band, organized for the ninth year by U3A's French Circle and the opening of the Glenlyon and District Pony Club new yards at the Glenlyon Recreation reserve. I unfortunately missed the Western Region Poultry Show, sponsored by the Daylesford Agricultural Society up at Victoria Park. But all these events demonstrated what a wonderfully diverse community we have and highlighted the importance of supporting a range of events to cater for a range of diverse local and visitor interests, all contributing to the well-being of the community.

Finally, Rural health has been in the news recently, highlighting the poorer health outcomes experienced by those of us living in rural Australia. The National Rural Health Alliance (NHRA), a group of 47 national health related organizations have released a report (Evidence base for additional investment in rural health in Australia) that shows that each person in rural Australia is missing out on nearly $850 a year of healthcare access. Staggeringly this equates to a total annual rural health spending deficit of $6.5 billion.

Last week the Australian Institute of Health and Welfare released its mortality data (see Mortality Over Regions and Time (MORT) books, MORT Excel workbooks - Australian Institute of Health and Welfare (aihw.gov.au)).

This data shows that between 2017 and 2012 there were 729 deaths in Hepburn Shire of which 33% (241) were considered by the AIHW to be premature. The two are related. Children and adults across our Shire have several health risk indicators that are worse than the state average – obesity, diabetes, low levels of physical activity, mental health issues, alcohol, and drug issues. Access to preventative and treatment services are critical and for that equity in funding is needed. It is worth noting that the Shire supports residents physical and mental health and their social connection through a range of projects including Child and Maternal Health services, healthy ageing and of course our sport and recreation facilities that include the projects that form part of the 2023/2024 budget.

As usual I have attended several events that the Mayor and other Councillors also attended. A list of activities has been tabled with this report.

Councillor Diary Activities
Council Meeting – 20/6/23
Resident Assistance Day – 22/6/23
Friends of Lake Daylesford Meeting – 26/6/23
Councillor Briefings – 27/6/23, 4/7/23, 11/7/23,
Special Council Meeting – Budget – 27/6/23
CEO Renumeration Committee Meeting – 4/7/23
Daylesford and District Horticultural Society Annual Dinner – 4/7/23
Gender and Emergency Management - Latrobe University Research Interview – 6/7/23

NAIDOC Week – Conversation with Harley Dunolly Lee and Barry Golding - 9/7/23
Rural Councils Victoria Annual Conference – 13/7/23 and 14/7/23
14 July Community Band Fundraiser – 14/7/23
Glenlyon and District Pony Club Yards opening – 16/7/23

Councillor Tessa Halliday, Cameron Ward

This month I met with Martha Haylett - this meeting included advocating for a childcare centre in Clunes, transport to health appointments, improved public transport, high school in the west of the shire and health service providers providing outreach to townships in our shire, not just Ballarat.
I have been advocating for the Clunes Sport and Recreation Masterplan to look at the option for a greenfields site and it has recently been agreed that Council will develop a Project Advisory Group which comprises approximately seven community members which will work alongside Council to explore and develop the masterplan options and consult with community. This is very exciting for Clunes and I look forward to working with the group.
Today I attended the renaming ceremony at Larni Barramal Yaluk. A historic event that is returning language to country. I hope to see more of this as we continue our work towards reconciliation in Hepburn Shire.

Councillor Don Henderson, Creswick Ward

Many exciting things happening at the moment and in the last month I was part of the reopening of Creswick Town Hall after repairs to the roof and exterior of the building. Creswick people were pleased to see the revived paintwork and particular note was made to the flag being raised on the new flag pole. Much of the unseen work was necessary to preserve the building far into the future.
I also attended a flag raising event as part of NAIDOC Week and later went to the Creswick Neighbourhood Centre for the naming of some of the rooms. This is a great initiative of the centre and all enjoyed the words of Dja Dja Wurrung representative Jason Kerr who conducted the smoking ceremony.
A structure planning meeting was held in Creswick as well as a drop in Listening Post. Although not that well attended there were some clear messages from those who took the time.
Last Sunday I was invited by Neville Cartledge OAM to be present when he received an award for his over 70 years as an adult Scout Leader. This was along with a life membership of Scouting Victoria. The latter has only been given to 20 people since 1908 as I understand things so a great honour. I also discovered that Neville has been a CFA volunteer for 68 years and served on the board of the Creswick Hospital and John Curtin boards for 38 years. And this is only a snapshot of his service to the community and the region.
I also note with sadness that the Commonwealth Games will not be coming to Creswick but also that the Creswick Trails were underway before any consideration of the Games and they were just the icing on the cake.
I also attended a meeting last night with Creswick Scouts and U3A and they are now doing a business case to seek government and other funding to build a new venue.

RECOMMENDATION

That Council receives and notes the Mayor's and Councillors' reports.

MOTION
That Council receives and notes the Mayor's and Councillors' reports.
Moved: Cr Juliet Simpson
Seconded: Cr Don Henderson
Carried

Voted for: Cr Brian Hood, Cr Don Henderson, Cr Jen Bray, Cr Juliet Simpson, Cr Lesley Hewitt, Cr Tessa Halliday and Cr Tim Drylie
Voted against: Nil
Abstained: Nil

8.3 CHIEF EXECUTIVE OFFICER'S REPORT

Go to 00:27:18 in the meeting recording to view this item.
The Chief Executive Officer Report informs Council and the community of current issues, initiatives and projects undertaken across Council.

CHIEF EXECUTIVE OFFICER UPDATE

Another business month across the organisation and community.

Last month Hepburn Shire attended the Ballarat Jobs and Training expo. The Expo was a fun and engaging experience for the council staff who attended, and there was lots of interest and curiosity from the attendees about the various roles that are on offer at Hepburn.

On 23 June 2023 the clock on the restored Creswick Town Hall was switched on by Catherine King MP (federal government) and Martha Haylett MP (state government), as we reopened the Town Hall.

This was a significant moment in this restoration project made possible by a collaboration between Council and the state and federal governments. The upgrades included roof plumbing, a new flagpole and access ladder, accessible entry, electrical work, painting, and masonry repairs. These works have renewed and revitalised an iconic historic community building in Creswick.

The Creswick Town Hall opened in 1876 and reflects the architecture of the gold rush period. It's listed on the Victorian Heritage Register for its architectural and historical significance.

The project was funded by Hepburn Shire Council ($251,017), the state government's Regional Tourism Investment Fund ($500,000) and the federal government's Local Roads and Community Infrastructure Program ($432,000).

Thank you to everyone who braved the weather to witness the clock being restarted, including members of the community, Councillors, heritage restoration specialists SIDA Constructions Pty Ltd, Creswick Museum and Creswick Historical Society.

We're really excited to have the Creswick Town Hall back for use by community groups and event organisers. Well done to Sam Hattam, Project Manager, and Tori O'Halloran, for keeping this project on track despite some difficult weather.

On 27 June 2023 at the Special Meeting of Council the 2023/2024 Budget was adopted. The development of this year's budget has had its challenges – including a

changing economic environment, rising costs and limited funding – which has resulted in a business-as-usual budget being delivered.

The engagement process undertaken helped ensure the development of a budget that is fiscally responsible, recognises our available physical and financial resources whilst still balancing community expectations.

This budget aims to achieve actions identified in our Council Plan with funding being allocated for the provision of more than 100 services delivered for you, our community, along with significant investment in asset renewal and new asset construction, all of which support the continued social and economic recovery of our Shire.

I have reflected on our achievements over the past financial year and despite significant inflation, cost increases, and weather impacts I am proud some of our accomplishments including (but not limited to):

- Adopted 2021/2022 financial statements and annual report.
- Adopted a new Disability Action Plan.
- Adopted an ICT Strategy.
- Adopted our Domestic Animal Management Plan.
- Advocated for funding and support through the state election.
- Campaigned successfully against the VNI West coming into our Shire.
- Implemented a cat curfew from 1 July 2023.
- Awarded 18 Small-Scale Artisan Agriculture Grants worth more than $34,000 to farmers and producers in the Central Highlands.
- Came third in the state in the Local Government Professionals (LGPro) Australasian Management Challenge with the Sparring Wombats
- Celebrated the launch of Sustainable Hepburn 2022-2026 with the Sustainable Hepburn Expo Day.
- Co-designed with a community reference group and updated our environmental sustainability strategy, with Sustainable Hepburn adopted.
- Completed and opened Trentham Sportsground Pavilion.
- Conducted a review and adopted changes to improve Council's grant (money out) processes.
- Conducted many small business workshops.
- Constructed and opened Hammon Park.
- Continued offering free green waste disposal in November.
- Continued our fight against the Western Renewables Transmission Lines.
- Developed our new Customer Service Strategy – Working Together Delivering Better.

- Enhanced our preparation for future emergencies.
- Had nearly 16,000 visitors to our Participate Hepburn site in the last 12 months.
- Held citizenship ceremonies and welcomed new citizens to the Shire across the year, and announced our Citizen of the Year, Young Citizen of the Year and Community Event of the Year.
- Held listening posts across the Shire.
- Hosted Borealis for an eight-week period with tens of thousands attending, and successful in securing the return of Borealis.
- Hosted the LGPro CEO/Director Forum the Rural Councils Victoria Forum, with over one hundred Mayors, Councillors, CEOs and Councillors in attendance.
- In partnership with our Disability Advisory Committee, hosted three events to celebrate International Day of People with Disability.
- Inaugural winners of the Maggolee Awards 2023 for facilitating the Frontier Wars Memorial along Malmsbury-Daylesford Road in Daylesford.
- Inducted five local women to the Heather Mutimer Honour Roll.
- Inducted new members and held meetings across all of our Advisory Committees.
- Introduced mandatory Child Safety training for all staff.
- Issued many e-newsletters include Hepburn Life (3,976 subscribers already) and our business e-newsletter.
- Joined a new Visitor Economy Partnership (Tourism MidWest) with neighboring councils Ballarat, Moorabool, Pyrenees, Golden Plains, representatives from the tourism industry and the Victorian Government.
- Joined the campaign of 16 Days of Activism against gender-based violence.
- Launched a trial project to have low-cost and safe electrical items available for purchase at the Transfer Stations.
- Launched Future Hepburn and undertaking massive community consultation and developing township structure plans for Clunes, Creswick, Daylesford and Hepburn Springs, Glenlyon and Trentham.
- Launched our ‘No Barrier’ Positive Ageing Strategy 2022 – 2030.
- Launched our Youth Development Strategy ‘ACE’.
- Launched the Central Highlands Growers Collective website to support growers and producers in the Central Highlands region.
- Launched the draft Glenlyon Recreation Reserve Masterplan.
- Launched the new Sustainable Hepburn e-news.

- Many major planning decisions across the year, VCAT hearings and negotiations with developers, applicants and objectors.
- Clean-up of the Creswick Creek, partnered with our Creswick Community Recovery Committee; and we have also received funding to support an updated flood study of Creswick and Clunes.
- Massive improvements in our corporate reporting, with the implementation of our new reporting software Hepburn Pulse.
- Continue to offer free access to Shire pools, and invested $500,000 in the costs of swimming pools, including staffing, maintenance, water and operational costs, along with in capital improvements following the adoption of the Aquatics Strategy.
- Opened 'The Drop' public artwork in Glenlyon.
- Opened electric vehicle charging station in Creswick.
- Opened the Big Rainbow.
- Opened the Calembeen Park change facilities.
- Opened the Clunes Creek Walk outdoor fitness equipment.
- Opened the Shire's first changing places facility.
- Ordered, sorted, and delivered local business outdoor furniture to support recovery, including 99 tables, 190 chairs, 17 umbrellas/bases, 58 heaters and other items. Also, part of the program Council also purchased 24 new locally made single rubbish bins and installed 43 planter pots and plants across the main town streetscapes, with a further 58 locally made Corten steel planter boxes and plants.
- Participated in the Victoria Electoral Commission review of Council's ward structure.
- Partnered with community on sustainability and residence workshops.
- Partnered with the Daylesford Men's Shed who built 23 2.4 metre wooden trees which led to a Christmas cheer through Vincent Street.
- Raised the trans flag in Daylesford in recognition of Trans Day of Visibility
- Released the draft Affordable Housing Strategy and Action Plan.
- Renewed and improved the Quarry Street Reserve facilities in Trentham.
- Reviewed our Governance Rules.
- Revised our Outdoor Dining and Trading Policy.
- Secured State Government funding to improve our planning software systems to be more digital.
- Secured the hosting rights to the Mountain Biking at Creswick Trails as part of the 2026 Commonwealth Games.
- Secured the renaming of Jim Crow Creek to Larni Barramal Yaluk.

- Sold The Rex to local entrepreneurs and businesspeople.
- Spent a record amount on capital works construction.
- Spent nearly $5m in the clean-up from the October 2022 works.
- Started construction on the 60-kilometre Creswick Trails Network.
- Started development of an Agricultural Land and Rural Settlement Strategy.
- Completed works on the Creswick Town Hall - works includes external repairs and painting of the building, windows and doors; general repairs to eliminate water ingress; masonry improvements including to chimneys and parapets; repairs to the roof and gutters, along with accessibility improvements to the main hall and a new flagpole; and we reopened the facility in June.
- Supported our major events including the likes of ChillOut, Cresfest, Booktown and the Trentham Spudfest.
- Thousands of Facebook posts (Our five most popular posts were - Report roads issues to VicRoads, Wicking bed workshop at Trentham, The Rex Sold, Borealis locals discount and Community Bank donates money to Hammon Park).
- Trailed an assistance day at the Daylesford Transfer Station.
- Undertaking work on the feasibility of Indoor Aquatic provision.
- Won the LGPro award for our Aged Care and Disability Services Transition.
- 14.4 kilometres of road resealing across the Shire.

Thank you to staff, Councillors and our community for their support throughout these projects.

On 3 July I attended a NAIDOC week flag raising ceremony in Creswick, and am pleased to note our new Reconciliation Officer has joined Council to lead development of a new RAP (Reconciliation Action Plan) in 2023/2024.

Later this month Council will host an expo for members of the community aged 55+ to create connections and expand their knowledge of positive ageing. The free Positive Ageing Expo will be held on Thursday 27 July 2023 at Trentham.

The theme is ‘Getting to know each other’. Along with building connections, attendees will learn about positive ageing through engaging guest speakers, information displays, networking and demonstrations.

There will be presentations on available health and support services, dementia, a Tai Chi demonstration, and much more.

Council will sign the Age-friendly Declaration at the Expo, demonstrating its commitment to building the age-friendly capacity of Hepburn Shire in partnership with the Victorian Government and the Municipal Association of Victoria.

Some of the meetings I have attended in past weeks include:

- Council Meeting and Special Council Meeting
- Audit and Risk Committee meeting
- NAIDOC events
- Commonwealth Games Organising Committee meetings
- AEMO/VNI West briefing
- Western Renewables Link monthly meeting
- GNET meeting
- Executive Team meetings
- Organisational Management Team meeting
- Meetings with direct reports
- Commonwealth Games meetings
- Central Highlands Councils Victoria (CHCV) CEOs and Mayors meeting

RECOMMENDATION

That Council receives and notes the Chief Executive Officer's Report for July 2023.

MOTION

That Council receives and notes the Chief Executive Officer's Report for July 2023.

Moved: Cr Jen Bray
Seconded: Cr Don Henderson
Carried

Voted for: Cr Brian Hood, Cr Don Henderson, Cr Jen Bray, Cr Juliet Simpson, Cr Lesley Hewitt, Cr Tessa Halliday and Cr Tim Drylie
Voted against: Nil
Abstained: Nil

9 PUBLIC PARTICIPATION TIME

Go to 00:30:21 in the meeting recording to view this item.

This part of the Ordinary Meeting of Council allows for the tabling of petitions by Councillors and Officers and 30 minutes for the purposes of:

- Tabling petitions
- Responding to questions from members of our community
- Members of the community to address Council

Community members are invited to be involved in public participation time in accordance with Council's Governance Rules.

Individuals may submit written questions or requests to address Council to the Chief Executive Officer by 10:00am the day before the Council Meeting.

Some questions of an operational nature may be responded to through usual administrative procedure. Separate forums and Council processes are provided for deputations or for making submissions to Council.

Questions received may be taken on notice but formal responses will be provided to the questioners directly. These responses will also be read out and included within the minutes of the next Ordinary Meeting of Council to make them publicly available to all.

BEHAVIOUR AT COUNCIL MEETINGS

Council supports a welcoming, respectful and safe environment for members of the community to participate at Council Meetings regarding issues that are important to them. Council's Governance Rules sets out guidelines for the Mayor, Councillors, and community members on public participation in meetings. It reinforces the value of diversity in thinking, while being respectful of differing views, and the rights and reputation of others.

Under the Governance Rules, members of the public present at a Council Meeting must not be disruptive during the meeting.

Respectful behaviour includes:

- Being courteous when addressing Council during public participation time and directing all comments through the Chair
- Being quiet during proceedings
- Being respectful towards others present and respecting their right to their own views

Inappropriate behaviour includes:

- Interjecting or taking part in the debate
- Verbal abuse or harassment of a Councillor, member of staff, ratepayer or member of the public
- Threats of violence

9.1 PETITIONS

No petitions were tabled.

9.2 PUBLIC QUESTIONS

Question 1 – Mr Kelvin Granger & Mr Dean Hurlston

Can council please advise the dollar ($) amount of "cost shifting from State Government" they estimate they incurred in 2022/23 Financial Year?

Response – Mayor Brian Hood

Council doesn't have that information available, and as a small rural Council, we don't have the resource to calculate an exact figure. We continue to work with both State and Federal Governments to ensure the long-term, financial sustainability of Council.

9.3 REQUESTS TO ADDRESS COUNCIL

No requests to address Council were received.

10 STATUTORY PLANNING

10.1 PLN22/0346 - DEVELOPMENT OF 129 MORGANTIS ROAD EGANSTOWN FOR A 'MICRO-ABATTOIR'

Go to 00:31:16 in the meeting recording to view this item.

Cr Tim Drylie left the room at 6:03pm due to a conflict of interest with item 10.1.

EXECUTIVE MANAGER DEVELOPMENT

In providing this advice to Council as the Planning Officer, I Julie Lancashire have no interests to disclose in this report.

ATTACHMENTS

1. Site plan, building plans and elevations [**10.1.1** - 7 pages]
2. Proposal report [**10.1.2** - 20 pages]
3. Environmental Management Plan [**10.1.3** - 22 pages]
4. Land Capability Assessment [**10.1.4** - 34 pages]
5. Response to objections [**10.1.5** - 13 pages]
6. PL N 220346 - Redacted combined objectors - 129 Morgantis Road - Property 11220 [**10.1.6** - 70 pages]
7. PL N 220346 - Redacted combined supporters- 129 Morgantis Road - Property 11220 [**10.1.7** - 30 pages]

EXECUTIVE SUMMARY

This proposal seeks approval to develop the site for an abattoir (micro-abattoir) at 129 Morgantis Road, Eganstown.

A new building will be constructed and located south of the existing southern driveway, south of the existing house and dam, and setback approximately 75m from Morgantis Road and 150m north of the southern property boundary.

The building will contain:

- Slaughter facilities,
- A reconfigured boning room with commercial kitchen,
- Larger farm gate shop,
- Chiller room,
- Curing room, and
- Office and staff change room and facilities.

The application was advertised, and 30 objections and 27 letters of support were received. The main concerns are around the potential for amenity impacts from wastewater, noise and odour, impacts on the local road network and unacceptable changes to rural lifestyle character of the area. The letters of support talked to the operation meeting sustainability and environmental standards and that a micro abattoir '*is respectful, humane, honest and designed on great principles managed by people who care'*.

OFFICER'S RECOMMENDATION

That Council, having complied with the relevant provisions of the Planning and Environment Act 1987, issues a Notice of Decision to Grant a Permit for use and development of an abattoir, subject to the following recommendations:

1) *Before the use and development starts, plans must be approved and endorsed by the responsible authority. The plans must:*
    a. *be prepared to the satisfaction of the responsible authority*
    b. *be drawn to scale with dimensions*
    c. *submitted in electronic form*
    d. *be generally in accordance with the plans forming part of the application and dated 17 January 2023, but amended to show the following details:*
        i. *Setbacks from the nearest waterway of at least 100m, the nearest dam of at least 60m, the nearest bore of at least 20m and the nearest drainage line of at least 40m.*
        ii. *The location and details of all bunds.*
        iii. *Building dimensions on Drawings A101 and A104 that correlate with each other.*
        iv. *Provide a schedule of construction materials, external finishes and colours.*
2) *At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.*

No Variation

3) *The layout of the development must not be altered from the layout on the approved and endorsed plans without the written consent of the responsible authority.*

Background Reports for Endorsement

4) *Before the development starts, a Land Capability Assessment must be approved and endorsed by the responsible authority. The Land Capability Assessment must:*
    a. *be prepared to the satisfaction of the responsible authority*
    b. *be submitted in electronic form*
    c. *include details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system*
    d. *set out how the stormwater management system will be managed on an ongoing basis*

e. *demonstrate how all relevant standards set out in the planning scheme relating to stormwater management will meet the objectives in the planning scheme, including modelling and calculations*
f. *be generally in accordance with the plan prepared by Paul Williams & Associates dated January 2023 forming part of the application.*

5) *Before the development starts, an Environmental Management Plan must be approved and endorsed by the responsible authority. The Environmental Management Plan must:*
   a. *be prepared to the satisfaction of the responsible authority*
   b. *be submitted in electronic form*
   c. *include details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system*
   d. *set out how the stormwater management system will be managed on an ongoing basis*
   e. *demonstrate how all relevant standards set out in the planning scheme relating to stormwater management will meet the objectives in the planning scheme, including modelling and calculations*
   f. *be generally in accordance with the draft plan prepared by Jonai Farms Meatsmiths (v1-2.doc) forming part of the application.*

Limits on Production

6) *The number of head processed must be limited to no more than 200 tonnes per annum or below the requirement for an EPA licence.*

Hours of Operation

7) *The primary produce sales must only operate under the following conditions:*
   a. *A maximum of 4 days per week (between Monday and Saturday)*
   b. *Operate between 10am and 4 pm on those days*
   c. *No operation permitted on Sundays and public holidays*

   The responsible authority may consent in writing to vary these requirements.

8) *Deliveries to and from the site (including waste collection) must only take place between the following times:*
   a. *8 am and 6 pm Monday to Friday*
   b. *9 am and 5 pm Saturday*
   c. *9 am and 5 pm Sunday or public holiday.*

   The responsible authority may consent in writing to vary these requirements.

Landscape Plans

9) *Before the development starts, a landscape plan must be approved and endorsed by the responsible authority. The landscape plan must:*
   a. *be prepared to the satisfaction of the responsible authority*

b. *be prepared by a suitably qualified person*
c. *have plans drawn to scale with dimensions*
d. *be submitted to the responsible authority in electronic form and include the following:*
    i. *layout of landscaping and planting within all open areas of the subject land*
    ii. *a survey (including botanical names) of all existing vegetation to be retained and/or removed*
    iii. *buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary*
    iv. *details of surface finishes of pathways and driveways*
    v. *a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant*
    vi. *details of how the project responds to water sensitive urban design principles, including how storm water will be mitigated, captured, cleaned and stored for onsite use and the location and type of irrigation systems to be used including the location of any rainwater tanks to be used for irrigation*

The responsible authority may consent in writing to vary any of these requirements.

10) *Before the use and development starts, the landscaping shown on the approved landscape plan must be carried out and completed to the satisfaction of the responsible authority.*

    The responsible authority may consent in writing to vary this requirement.

11) *At all times the landscaping shown on the approved landscape plan must be maintained (including the replacement of any dead, diseased or damaged plants) to the satisfaction of the responsible authority.*

Amenity

12) *The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:*
    a. *transport of materials, goods or commodities to or from the land*
    b. *appearance of any building, works or materials*
    c. *emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil*
    d. *presence of vermin*

    to the satisfaction of the responsible authority.

13) *At all times noise emanating from the land must comply with the requirements of the Environment Protection Regulations 2021 (as amended*

from time to time) as measured in accordance with the Noise Protocol to the satisfaction of the responsible authority.

Stormwater Management Plan

14) *Before the development starts, a stormwater management plan must be approved and endorsed by the responsible authority. The stormwater management plan must:*
    a. *be prepared to the satisfaction of the responsible authority*
    b. *be submitted in electronic form*
    c. *include details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system*
    d. *set out how the stormwater management system will be managed on an ongoing basis*
    e. *demonstrate how all relevant standards set out in the planning scheme relating to stormwater management will meet the objectives in the planning scheme, including modelling and calculations*
15) *The stormwater management system approved by the responsible authority and included in the endorsed stormwater management plan must be constructed, managed and maintained to the satisfaction of the responsible authority.*

    The details of the stormwater management system must not be altered from the details in the endorsed stormwater management plan without the written consent of the responsible authority.
16) *Polluted and/or sediment laden run-off must not be discharged directly or indirectly into drains or watercourses.*

Waste Management

17) *All waste and recyclables must be stored in and collected from an area set aside for this purpose. This area must be graded, drained and screened from public view to the satisfaction of the responsible authority.*
18) *All waste material not required for further on-site processing must be regularly removed from the site to the satisfaction of the responsible authority. All vehicles removing waste must have fully secured and contained loads so that no wastes are spilled or dust or odour is created, to the satisfaction of the responsible authority.*
19) *Before the use starts, a waste management plan must be approved and endorsed by the responsible authority. The waste management plan must:*
    a. *be prepared to the satisfaction of the responsible authority*
    b. *be submitted in electronic form*
    c. *include the following:*
        i. *anticipated volumes of waste and recycling that will be generated and how they are determined*

ii. *the type and number of waste bins*
iii. *the type and size of trucks required for waste collection*
iv. *a plan detailing adequate areas for waste bin storage and collection for the required type and number of bins*
v. *frequency of waste collection*
vi. *hours for waste collection*

The responsible authority may consent in writing to vary these requirements.

Council's Engineering Department Conditions

Stormwater

20) All stormwater discharged from the subject land shall be connected to the legal point of discharge to the satisfaction of the Responsible Authority. No concentrated stormwater shall drain or discharge from the land to adjoining properties.

Access

21) Vehicle access/crossing to the land is to be located, constructed and maintained to the satisfaction of the Responsible Authority.

22) Prior to occupation the following will be constructed for approval.

a. *Vehicle access/crossing to all lots is to be constructed in accordance with Infrastructure Design Manual Standard Drawing SD 255 or to approval of responsible authority.*
b. *Vehicle access/crossing to the land shall be located so that adequate sight distance is achieved to comply with Australian Standard AS2890.1:2004 Section 3.2.4 and as specified in Austroad's Guide to Road Design Part 4A Section 3.4 - 'Sight Distance at Property Entrance'.*
c. *Any proposed vehicular crossing shall have satisfactory clearance to any side-entry pit, power or telecommunications pole, manhole cover or marker, or street tree. Any relocation, alteration or replacement required shall be in accordance with the requirements of the relevant Authority and shall be at the applicant's expense.*

23) The final location and construction of the vehicle crossing is to be approved by the Responsible Authority via a "Consent to Work within the Road Reserve", prior to the undertaking of works.

Carparking

24) Before construction works start associated with the provision of carparking, detailed layout plans demonstrating compliance with Austroads Publication 'Guide to Traffic Engineering Practice: Part 11 Parking', Australian Standard AS2890: Parking Facilities and to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plans must be drawn to scale with dimensions.

25) *Before the use or occupation of the development starts, the area(s) set aside for parking of vehicles and access lanes as shown on the endorsed plans must:*
    a. *Be surfaced with an all-weather surface and treated to prevent dust,*
    b. *Be drained in accordance with an approved drainage plan,*
    c. *Provide for vehicles to pass on driveways,*
    d. *Be constructed and completed to the satisfaction of the Responsible Authority and*
    e. *Include an area that is adequate for loading /unloading of recurring deliveries.*
26) *Where the boundary of any car space, access lane or driveway adjoins a footpath or a garden area, a kerb or a similar barrier shall be constructed to the satisfaction of Responsible Authority*
27) *Prior to commencement of use it is the responsibility of the developer to meet the requirements and standards as set out in the IDM (Infrastructure Design Manual) version 5.20*
28) *All works must construct and complete prior to commencement of use.*
29) *All costs incurred in complying with the above conditions shall be borne by the permit holder.*

Council's Environmental Health Conditions

30) *Before any works commence on the onsite wastewater management system an application for a Permit to Install or Amend an onsite wastewater management system must be submitted to Hepburn Shire Council (the responsible authority) for assessment by an Environmental Health Officer.*
31) *The onsite wastewater management system must be an EPA approved Aerobic Wastewater Treatment System capable of achieving the minimum 20/30 standard and must be installed in accordance with the EPA Code of Practice – onsite wastewater management (Publication 891.4, July 2016).*
32) *The onsite wastewater management system including effluent disposal fields must be located to an area that is able to satisfy minimum setbacks identified within Table 5 of the EPA Code of Practice – onsite wastewater management (Publication 891.4, July 2016).*

Goulburn Murray Water Conditions

33) *All construction and ongoing activities must be in accordance with sediment control principles outlined in 'Construction Techniques for Sediment Pollution Control' (EPA, 1991).*
34) *All process areas in the abattoir building must have concrete floors graded to appropriate wash down drains.*
35) *Wastewater generated from the washdown and cleaning processes in the proposed abattoir and boning room must be treated to a standard of at least 20mg/L BOD and 30mg/L suspended solids using a package treatment plant or equivalent. The system must be an EPA approved system, installed,*

operated and maintained in accordance with the relevant EPA Code of Practice and Certificate of Conformity.

36) *All wastewater disposal areas must be at setback distances of at least 100m from the nearest waterway, 60m from any dams, 20 metres from any bores and 40m from any drainage lines.*

37) *The wastewater disposal areas must be kept free of stock, buildings, driveways, car parking and service trenching and must be planted with appropriate vegetation to maximise their performance. Unless wastewater disposal is by subsurface irrigation methods, a reserve wastewater disposal field of equivalent size to the primary disposal field must be provided for use in the event that the primary field requires resting or has failed.*

38) *Contaminated stormwater from the holding pen area must be separated from uncontaminated stormwater and must not be discharged to any waterways or drainage lines.*

39) *Uncontaminated stormwater run-off from the building and other impervious surfaces must be dissipated as normal unconcentrated overland flow or directed to storage tanks.*

40) *The storage, transfer and use of composted animal products and manure associated with the abattoir facility must be in accordance with the EPA's Environmental Guidelines for Compositing and other Organic Recycling Facilities (1996), and to the satisfaction of Council.*

41) *The composting site and any stockpiles of manure must be located at least 100m from any waterway and must be bunded to ensure that all potential contaminated stormwater captured from within the area is separated from "clean" stormwater. No contaminated stormwater is to be discharged from the site. Uncontaminated stormwater musts be directed around the bunded site.*

42) *No materials to be composted are to be located or stored outside the area of the bund.*

EPA Conditions

43) *The applicant must satisfy the* Environment Protection Act 2017 – *General Environmental Duty, which requires you to reduce the risk of harm to the environment from your activities.*

44) *No burning of stock is to take place on site at any time, and any burial of mortalities should be conducted so as to not adversely impact the land, surface waters, groundwater, or the air. In addition, mortalities should not be left in paddocks in order to minimise further risks of disease and contamination.*

Permit Expiry

45) *This permit will expire if one of the following circumstances applies:*

   a. *The development is not started within 2 years of the issued date of this permit.*

b. *The development is not completed within 4 years of the issued date of this permit.*
c. *The use does not start within 2 years of completion of the development.*

In accordance with Section 69 of the Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.*

Permit Notes:

Building Approval Required. this permit does not authorise the commencement of any building construction works. Before any such development may commence, the applicant must apply for and obtain appropriate building approval.

EPA Notes

The amended *Environment Protection Act 2017* came into effect on 1 July 2021.

The amended *Environment Protection Act 2017* imposes new duties on individuals and/or businesses undertaking the activity permitted by this permit. If your business engages in activities that may give rise to a risk to human health or the environment from pollution or waste you must understand those risks and take action to minimise them as far as reasonably practicable.

For further information on what the laws means for Victorian businesses go to https://www.epa.vic.gov.au/for-business/new-laws-and-your-business.

For further information on what the laws will mean for individuals and the community go to: https//www.epa.vic.gov.au/about-epa/laws/new-laws/the-new-act-for-the-community.

Further guidance regarding site waste management can be found in EPA Publication 1588.1: Designing, constructing and operating compost facilities.

MOTION

That Council, having complied with the relevant provisions of the Planning and Environment Act 1987, issues a Notice of Decision to Grant a Permit for use and development of an abattoir, subject to the following recommendations:

1) *Before the use and development starts, plans must be approved and endorsed by the responsible authority. The plans must:*
   a. *be prepared to the satisfaction of the responsible authority*
   b. *be drawn to scale with dimensions*
   c. *submitted in electronic form*

d. *be generally in accordance with the plans forming part of the application and dated 17 January 2023, but amended to show the following details:*
    i. *Setbacks from the nearest waterway of at least 100m, the nearest dam of at least 60m, the nearest bore of at least 20m and the nearest drainage line of at least 40m.*
    ii. *The location and details of all bunds.*
    iii. *Building dimensions on Drawings A101 and A104 that correlate with each other.*
    iv. *Provide a schedule of construction materials, external finishes and colours.*

2) *At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.*

No Variation

3) *The layout of the development must not be altered from the layout on the approved and endorsed plans without the written consent of the responsible authority.*

Background Reports for Endorsement

4) *Before the development starts, a Land Capability Assessment must be approved and endorsed by the responsible authority. The Land Capability Assessment must:*
    a. *be prepared to the satisfaction of the responsible authority*
    b. *be submitted in electronic form*
    c. *include details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system*
    d. *set out how the stormwater management system will be managed on an ongoing basis*
    e. *demonstrate how all relevant standards set out in the planning scheme relating to stormwater management will meet the objectives in the planning scheme, including modelling and calculations*
    f. *be generally in accordance with the plan prepared by Paul Williams & Associates dated January 2023 forming part of the application.*
5) *Before the development starts, an Environmental Management Plan must be approved and endorsed by the responsible authority. The Environmental Management Plan must:*
    a. *be prepared to the satisfaction of the responsible authority*
    b. *be submitted in electronic form*

c. *include details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system*
d. *set out how the stormwater management system will be managed on an ongoing basis*
e. *demonstrate how all relevant standards set out in the planning scheme relating to stormwater management will meet the objectives in the planning scheme, including modelling and calculations*
f. *There is to be a nominated community liaison person/s which is independent of the operation of the abattoir. This liaison person/s is to be appointed by the applicant and is to be to the satisfaction of Council. The nominated community liaison person/s is to be a point of contact between the abattoir operators and the community, including in relation to complaint resolution. The nominated community liaison person/s is to be provided with access to the farm log book required to be kept, as appropriate to assist in resolving complaint.*
g. *At all times monitoring, reporting, mitigation measures and external authorities reports are required to satisfy all relevant environmental legislation requirements and the conditions laid out in this permit. These must be made available to Council for review and assessment. Any corrective actions must be undertaken within a reasonable time frame as specified by Council.*
h. *be generally in accordance with the draft plan prepared by Jonai Farms Meatsmiths (v1-2.doc) forming part of the application.*

Limits on Production

6) *The number of head processed must be limited to no more than 200 tonnes per annum or below the requirement for an EPA licence.*

Hours of Operation

7) *The primary produce sales must only operate under the following conditions:*
    a. *A maximum of 4 days per week (between Monday and Saturday)*
    b. *Operate between 10am and 4 pm on those days*
    c. *No operation permitted on Sundays and public holidays*

    The responsible authority may consent in writing to vary these requirements.
8) *Deliveries to and from the site (including waste collection) must only take place between the following times:*
    a. *8 am and 6 pm Monday to Friday*
    b. *9 am and 5 pm Saturday*
    c. *9 am and 5 pm Sunday or public holiday.*

    The responsible authority may consent in writing to vary these requirements.

Landscape Plans

9) *Before the development starts, a landscape plan must be approved and endorsed by the responsible authority. The landscape plan must:*
    a. *be prepared to the satisfaction of the responsible authority*
    b. *be prepared by a suitably qualified person*
    c. *have plans drawn to scale with dimensions*
    d. *be submitted to the responsible authority in electronic form and include the following:*
        i. *layout of landscaping and planting within all open areas of the subject land*
        ii. *a survey (including botanical names) of all existing vegetation to be retained and/or removed*
        iii. *buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary*
        iv. *details of surface finishes of pathways and driveways*
        v. *a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant*
        vi. *details of how the project responds to water sensitive urban design principles, including how storm water will be mitigated, captured, cleaned and stored for onsite use and the location and type of irrigation systems to be used including the location of any rainwater tanks to be used for irrigation*

The responsible authority may consent in writing to vary any of these requirements.

10) *Before the use and development starts, the landscaping shown on the approved landscape plan must be carried out and completed to the satisfaction of the responsible authority.*

    The responsible authority may consent in writing to vary this requirement.

11) *At all times the landscaping shown on the approved landscape plan must be maintained (including the replacement of any dead, diseased or damaged plants) to the satisfaction of the responsible authority.*

Amenity

12) *The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:*
    a. *transport of materials, goods or commodities to or from the land*
    b. *appearance of any building, works or materials*
    c. *emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil*
    d. *presence of vermin*

to the satisfaction of the responsible authority.

13) *At all times noise emanating from the land must comply with the requirements of the Environment Protection Regulations 2021 (as amended from time to time) as measured in accordance with the Noise Protocol to the satisfaction of the responsible authority.*
14) *In the event of the responsible authority receiving any complaint regarding the operation of the abattoir, the operator will be informed of such complaint by the responsible authority and the operator shall immediately investigate the reason for the complaint and take appropriate remedial action, as required, to comply with this permit to the satisfaction of the responsible authority.*
15) *If the responsible authority determines, in its opinion, that the amenity of nearby residents is adversely affected by the emission of an unreasonable level of odour, noise, dust or traffic noise from the abattoir, the operators must immediately take actions and/or undertake works, which are directed by the responsible authority and may include adjusting processing volumes, removing unsatisfactory waste promptly, or any other actions including provision of mechanical odour or dust mitigation devices to rectify the emission of offensive, odour, dust or noise, all to the satisfaction and specification of the responsible authority.*
16) *In the event of the Environmental Management Plan (EMP) Nuisance Complaint Handling provisions not rectifying any complaint, in the opinion of the responsible authority, particularly in the areas of Odour Emissions or Dust complaints, the responsible authority may, in its sole discretion, direct the operator under the Permit and EMP, to undertake a Supplementary Audit, at the cost of the farm operator, to identify the complaint causes and recommend appropriate ongoing, remedies, to mitigate the sources of the complaint and implement such remedies deemed appropriate by the responsible authority, at its sole discretion and to the satisfaction of the responsible authority.*

Stormwater Management Plan

17) *Before the development starts, a stormwater management plan must be approved and endorsed by the responsible authority. The stormwater management plan must:*
    a. *be prepared to the satisfaction of the responsible authority*
    b. *be submitted in electronic form*
    c. *include details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system*
    d. *set out how the stormwater management system will be managed on an ongoing basis*

e. *demonstrate how all relevant standards set out in the planning scheme relating to stormwater management will meet the objectives in the planning scheme, including modelling and calculations*

18) *The stormwater management system approved by the responsible authority and included in the endorsed stormwater management plan must be constructed, managed and maintained to the satisfaction of the responsible authority.*

The details of the stormwater management system must not be altered from the details in the endorsed stormwater management plan without the written consent of the responsible authority.

19) *Polluted and/or sediment laden run-off must not be discharged directly or indirectly into drains or watercourses.*

Waste Management

20) *All waste and recyclables must be stored in and collected from an area set aside for this purpose. This area must be graded, drained and screened from public view to the satisfaction of the responsible authority.*

21) *All waste material not required for further on-site processing (excluding composting) must be regularly removed from the site to the satisfaction of the responsible authority. No stockpiling or burying of waste is permitted at any time. All vehicles removing waste must have fully secured and contained loads so that no wastes are spilled or dust or odour is created, to the satisfaction of the responsible authority. Before the use starts, a waste management plan must be approved and endorsed by the responsible authority. The waste management plan must:*

a. *be prepared to the satisfaction of the responsible authority*
b. *be submitted in electronic form*
c. *include the following:*
    i. *anticipated volumes of waste and recycling that will be generated and how they are determined*
    ii. *the type and number of waste bins*
    iii. *the type and size of trucks required for waste collection*
    iv. *a plan detailing adequate areas for waste bin storage and collection for the required type and number of bins*
    v. *frequency of waste collection*
    vi. *hours for waste collection*

The responsible authority may consent in writing to vary these requirements.

Council's Engineering Department Conditions

Stormwater

22) *All stormwater discharged from the subject land shall be connected to the legal point of discharge to the satisfaction of the Responsible Authority. No*

concentrated stormwater shall drain or discharge from the land to adjoining properties.

Access

23) Vehicle access/crossing to the land is to be located, constructed and maintained to the satisfaction of the Responsible Authority.

24) Prior to occupation the following will be constructed for approval.

- *a. Vehicle access/crossing to all lots is to be constructed in accordance with Infrastructure Design Manual Standard Drawing SD 255 or to approval of responsible authority.*
- *b. Vehicle access/crossing to the land shall be located so that adequate sight distance is achieved to comply with Australian Standard AS2890.1:2004 Section 3.2.4 and as specified in Austroad's Guide to Road Design Part 4A Section 3.4 - 'Sight Distance at Property Entrance'.*
- *c. Any proposed vehicular crossing shall have satisfactory clearance to any side-entry pit, power or telecommunications pole, manhole cover or marker, or street tree. Any relocation, alteration or replacement required shall be in accordance with the requirements of the relevant Authority and shall be at the applicant's expense.*

25) The final location and construction of the vehicle crossing is to be approved by the Responsible Authority via a "Consent to Work within the Road Reserve", prior to the undertaking of works.

Carparking

26) Before construction works start associated with the provision of carparking, detailed layout plans demonstrating compliance with Austroads Publication 'Guide to Traffic Engineering Practice: Part 11 Parking', Australian Standard AS2890: Parking Facilities and to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plans must be drawn to scale with dimensions.

27) Before the use or occupation of the development starts, the area(s) set aside for parking of vehicles and access lanes as shown on the endorsed plans must:

- *a. Be surfaced with an all-weather surface and treated to prevent dust,*
- *b. Be drained in accordance with an approved drainage plan,*
- *c. Provide for vehicles to pass on driveways,*
- *d. Be constructed and completed to the satisfaction of the Responsible Authority and*
- *e. Include an area that is adequate for loading /unloading of recurring deliveries.*

28) Where the boundary of any car space, access lane or driveway adjoins a footpath or a garden area, a kerb or a similar barrier shall be constructed to the satisfaction of Responsible Authority

29) *Prior to commencement of use it is the responsibility of the developer to meet the requirements and standards as set out in the IDM (Infrastructure Design Manual) version 5.20*
30) *All works must construct and complete prior to commencement of use.*
31) *All costs incurred in complying with the above conditions shall be borne by the permit holder.*

Council's Environmental Health Conditions

32) *Before any works commence on the onsite wastewater management system an application for a Permit to Install or Amend an onsite wastewater management system must be submitted to Hepburn Shire Council (the responsible authority) for assessment by an Environmental Health Officer.*
33) *The onsite wastewater management system must be an EPA approved Aerobic Wastewater Treatment System capable of achieving the minimum 20/30 standard and must be installed in accordance with the EPA Code of Practice – onsite wastewater management (Publication 891.4, July 2016).*
34) *The onsite wastewater management system including effluent disposal fields must be located to an area that is able to satisfy minimum setbacks identified within Table 5 of the EPA Code of Practice – onsite wastewater management (Publication 891.4, July 2016).*

Goulburn Murray Water Conditions

35) *All construction and ongoing activities must be in accordance with sediment control principles outlined in 'Construction Techniques for Sediment Pollution Control' (EPA, 1991).*
36) *All process areas in the abattoir building must have concrete floors graded to appropriate wash down drains.*
37) *Wastewater generated from the washdown and cleaning processes in the proposed abattoir and boning room must be treated to a standard of at least 20mg/L BOD and 30mg/L suspended solids using a package treatment plant or equivalent. The system must be an EPA approved system, installed, operated and maintained in accordance with the relevant EPA Code of Practice and Certificate of Conformity.*
38) *All wastewater disposal areas must be at setback distances of at least 100m from the nearest waterway, 60m from any dams, 20 metres from any bores and 40m from any drainage lines.*
39) *The wastewater disposal areas must be kept free of stock, buildings, driveways, car parking and service trenching and must be planted with appropriate vegetation to maximise their performance. Unless wastewater disposal is by subsurface irrigation methods, a reserve wastewater disposal field of equivalent size to the primary disposal field must be provided for use in the event that the primary field requires resting or has failed.*

40) *Contaminated stormwater from the holding pen area must be separated from uncontaminated stormwater and must not be discharged to any waterways or drainage lines.*
41) *Uncontaminated stormwater run-off from the building and other impervious surfaces must be dissipated as normal unconcentrated overland flow or directed to storage tanks.*
42) *The storage, transfer and use of composted animal products and manure associated with the abattoir facility must be in accordance with the EPA's Environmental Guidelines for Compositing and other Organic Recycling Facilities (1996), and to the satisfaction of Council.*
43) *The composting site and any stockpiles of manure must be located at least 100m from any waterway and must be bunded to ensure that all potential contaminated stormwater captured from within the area is separated from "clean" stormwater. No contaminated stormwater is to be discharged from the site. Uncontaminated stormwater musts be directed around the bunded site.*
44) *No materials to be composted are to be located or stored outside the area of the bund.*

EPA Conditions

45) *The applicant must satisfy the* Environment Protection Act 2017 *– General Environmental Duty, which requires you to reduce the risk of harm to the environment from your activities.*
46) *No burning of stock is to take place on site at any time, and any burial of mortalities should be conducted so as to not adversely impact the land, surface waters, groundwater, or the air. In addition, mortalities should not be left in paddocks in order to minimise further risks of disease and contamination.*

Permit Expiry

47) *This permit will expire if one of the following circumstances applies:*
    a. *The development is not started within 2 years of the issued date of this permit.*
    b. *The development is not completed within 4 years of the issued date of this permit.*
    c. *The use does not start within 2 years of completion of the development.*

In accordance with Section 69 of the Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.*

Permit Notes:

Building Approval Required. this permit does not authorise the commencement of any building construction works. Before any such development may commence, the applicant must apply for and obtain appropriate building approval.

EPA Notes

The amended Environment Protection Act 2017 came into effect on 1 July 2021.
The amended Environment Protection Act 2017 imposes new duties on individuals and/or businesses undertaking the activity permitted by this permit. If your business engages in activities that may give rise to a risk to human health or the environment from pollution or waste you must understand those risks and take action to minimise them as far as reasonably practicable.
For further information on what the laws means for Victorian businesses go to https://www.epa.vic.gov.au/for-business/new-laws-and-your-business.
For further information on what the laws will mean for individuals and the community go to: https//www.epa.vic.gov.au/about-epa/laws/new-laws/the-new-act-for-the-community.
Further guidance regarding site waste management can be found in EPA Publication 1588.1: Designing, constructing, and operating compost facilities.

Moved: Cr Jen Bray
Seconded: Cr Lesley Hewitt
Carried

Voted for: Cr Brian Hood, Cr Don Henderson, Cr Jen Bray, Cr Lesley Hewitt and Cr Tessa Halliday
Voted against: Cr Juliet Simpson
Abstained: Nil

Cr Tim Drylie returned to the meeting at 6:36pm.

BACKGROUND

Statutory and Planning Background

The subject site has currently operated as a licensed butcher since 2014 under a PrimeSafe Licence.

PrimeSafe is the statutory authority responsible for regulating meat, poultry, seafood and pet food in Victoria. PrimeSafe's primary objective is the provision of safe, wholesome meat, poultry and seafood for all consumers.

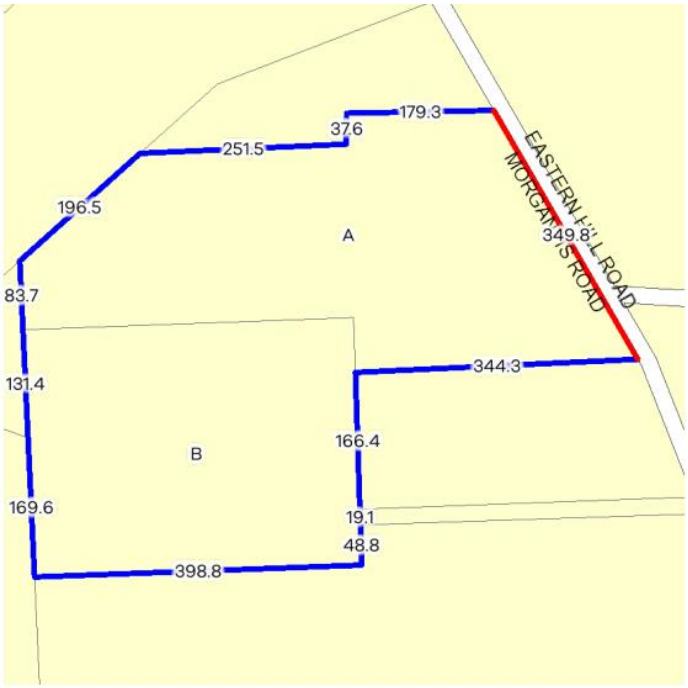
PrimeSafe licence conditions require all meat processing facilities to comply with relevant Australian and Victorian standards and guidelines.

A PrimeSafe licence includes auditing requirements and the licensee must have a contract in place with a PrimeSafe approved third party auditor before a licence to operate a meat or seafood processing facility can be approved.

There is an existing planning permit for the dwelling, Permit 3615 issued 11/3/93. PLN22/0029 was issued 6/6/23 to farm pigs in a low density mobile outdoor system. PA217 was lodged in September 2013 for use and development of the site for rural industry, primary produce sales and associated buildings and works. However, no planning permit was required, and that planning permit application was lapsed in November 2014.

Site and Surrounds

129 Morgantis Lane, Eganstown is located on the western side of Morgantis Road, approximately 1km north of the Midland Highway. The site comprises Crown Allotments 94E and 94F with the proposal largely located on the northern Crown Allotment 94E. There are no restrictions, agreements or encumbrances on title. CA 94E is irregular in shape with a frontage to Morgantis Road of 350m, a northern boundary of 424m, a western boundary of 287m and a southern boundary of 746m giving a total area of 15.71 hectares. Combined with Crown Allotment 94F abutting to the south, the total land area is 28.5 hectares. The site currently has two access points from Morgantis Road.



PARCEL DETAILS

The letter in the first column identifies the parcel in the diagram above

	Lot/Plan or Crown Description	SPI
	PARISH OF BULLAROOK	
A	Allot. 94E Sec. B	94E~B\PP2261
B	Allot. 94F Sec. B	94F~B\PP2261

The site is currently used to rear pigs and cattle on pasture in a low-density mobile outdoor grazing system (Jonai Farms). There is one existing dwelling and seven farm buildings used for agricultural purposes. One of the buildings is used as an on-farm butcher's shop licensed with PrimeSafe since 2014. The butcher's shop is considered a rural industry under the Hepburn Planning Scheme. A small dam is located on the eastern portion of the site. The site is sparsely vegetated.

The summit of Eastern Hill (one of Djaara Country's ancient volcanoes) is located almost to the direct west of the property. Much of the eastern slopes of Eastern Hill are contained within the property. All existing buildings are located on relatively flat land adjacent to Morgantis Road.

The area surrounding the site is primarily agricultural grazing land, particularly to the north and west. Land further east and south is part of the Hepburn Regional Park and the Wombat Plantation. The lot pattern through the area is generally highly fragmented with many lots between eight and ten hectares in area. A reasonable number of these smaller lots are occupied by dwellings and are used for small scale hobby farms and agricultural.

Proposal

It is proposed to construct a new building on the property to be used as an abattoir. As noted above, currently the site operates as a mobile pig farm and cattle farm where the animals on site are transported to off-site abattoirs and returned to the site for processing. This proposal seeks approval to develop the site for a small scale abattoir in order to omit the off-site transport and streamline this process.

The site plan submitted shows the new building will be located south of the existing southern driveway, south of the existing house and dam, and setback approximately 75m from Morgantis Road and 150m north of the southern property boundary.

The floor plans and elevations submitted show the new building have some discrepancies and should be planning permit issue amended plans can be required to confirm the dimension details. However, the building will generally have maximum dimensions of 16.364m x 13.02m (with an approximate total floor area of 216sqm). The building will contain:

- Slaughter facilities,
- A reconfigured boning room with commercial kitchen,
- Larger farm gate shop,
- Chiller room,
- Curing room, and
- Office and staff change room and facilities.

A separate building containing the hot water boiler and toilet, and a new water tank will also be constructed adjacent to the building. Additional on-site composting and wastewater treatment systems are also proposed.

Covered holding pens of an additional 13.02m x 7.7m (100sqm) will also be provided at the western end of the proposed structure.

The building will be constructed of corrugated iron cladding and have a maximum ceiling height of 5m. The building will have the general appearance of a rural shed, with a partially elevated roofline through part of the building.

Two new car parking areas are also proposed, one for staff, the other for customers to the retail store. Both can accommodate three to four cars.

The application is supported by an extensive report detailing the proposal. Relevant excerpts regarding the property and proposal are provided below:

- The abattoir will allow the animals to be processed on-site and transformed in the on-farm butcher's shop. Currently the animals are transported to local abattoirs and carcasses are returned to the farm and further processed.
- The abattoir will service the applicant's farm and other small scale pastured livestock farmers in the region.
- Since 2011 the property has raised heritage-breed Large Black pigs and Speckleline cattle on pasture, and a small commercial crop of garlic. The property is operated as an agroecological farm and 95% of produce sold to 80 household CSA (community-supported agriculture) members in Melbourne and the region. The property is seeking to run as carbon neutral with the ultimate goal to be a drawdown farm.
- The abattoir will be run as a collective (Jonai Meatsmith Collective) which will be owned and operated by Jonai Farms. Farmers will sign up as members of the collective and pay a percentage of their anticipated slaughter fees for the year ahead up front. This will secure them a year of regular slaughter, and participation in decision making processes around facility management, scheduling, animal welfare, pricing and other matters of collective concern.
- The facility will have a capacity to accommodate the needs of approximately 15 other farms who will be members of the collective. The facility will operate up to one kill day per week, alternating cattle (up to 6/day) and pigs (up to 30/day). Overall, the capacity of the abattoir will be:
    - Cattle: 5-12 per month (average eight per month)
    - Pigs: 40-60 per month (average 45 per month)

This is estimated to be approximately 126 tonnes of production per year. It is noted that an EPA licence is not required for production below 200 tonnes per year.

- The boning room will operate on average four days per week. The farm gate shop is proposed to be open six days per week Monday through Saturday, 10am to 4pm. However, a condition is recommended to restrict this to 4 days a week recognising the rural zoning of the area and surrounds.

The boning room will house separate refrigeration for raw products. There is also a curing room for a range of salumi – Spanish-style jamón, capocollo, pancetta,

guanciale, and bresaola. The kitchen has space, equipment, and cross contamination management for making pâté de tête, bone broths, and fat rendering for soap making, smoking bacon and ham, and dehydrating pet treats from trotters, ears, and tails.

- The proposed abattoir capacity dictates space for up to 12 beef (most beef carcasses are hung for up to three weeks) and 30 pigs, with capacity to chill whole carcasses within 24 hours (as per AS 4696:2007).
- An Environmental Management Plan (EMP) has been submitted with the application to outline the approach to quality management, biosecurity and environmental compliance requirements. The EMP outlines that all inedible solid waste is to be managed on site, or removed off-site to an approved facility where that is not possible (i.e., hides and cattle heads transported off-site for tanning or rendering). On-site waste will be disposed of via in-vessel rotating drum composting, and later re-used on the site subject to testing and agronomic advice.
- The EMP provides the following wastewater quantities:
    - Abattoir operating days – maximum 1,500 litres per day (one day per week)
    - Boning room operating days – maximum 500 litres per day (four days per week)
    - Maximum weekly liquid waste produced – maximum 3,500 litres per week.
- A Land Capability Assessment (LCA) and Management Plan for on-site Effluent Disposal via subsurface drip irrigation have been submitted with the application. The LCA states that the total wastewater volume to be approximately 1200 litres, and that the site is appropriate for on-site irrigation systems for effluent disposal. The LCA requires a 300sqm primary irrigation area, which will be located south of the proposed building site.
- As no reticulated water is available, a 150,000-litre water storage tank with associated filters/sterilization/pressure pumps will be used with regular e coli testing. A single phase 80amp connection is currently fully utilized on the site, so will be supplemented by a suitably sized solar array and electrical storage system will be required to provide stable power to the facility. To reduce the electrical load, a hot water boiler (fired from waste vegetable oil) and associated hot water storage tank will be incorporated into services design.

Relevant Planning Ordinance applying to the site and proposal

Zoning:	Farming Zone Schedule 1 – Clause 35.07
Overlays:	Environmental Significance Overlay Schedule 1 – Clause 42.01

	Bushfire Management Overlay (does not apply to development site) Significant Landscape Overlay Schedule 1 (does not apply to development site) Erosion Management Overlay (does not apply to development site)	
Particular Provisions	Clause 53.10 - Uses and Activities with Potential Adverse Impact	
Relevant Provisions of the MPS	Clause 02.02 – Vision (Protect agricultural land) Clause 02.03-4 – Agricultural land Clause 02.03-7 – Economic development (Rural Uses) Clause 02.04 - Strategic Framework Plans	
Relevant Provisions of the PPF	Clause 12.05-2S - Landscapes Clause 13.04-2S - Erosion and Landslip Clause 13.06-1S – Air Quality Clause 13.07-1 – Noise Management Clause 13.07-1S – Land Use Capability Clause 14.01-1S – Protection of Agricultural Land Clause 14.01-1L – Protection of Agricultural Land Clause 14.01-2S - Sustainable Agricultural Land Use Clause 14.02-1S – Catchment Planning and Management Clause 14.02-1L – Catchment and Land Protection Clause 14.02-2S – Water Quality Clause 15.01-6S - Design for Rural Areas Clause 15.03-2S - Aboriginal Cultural Heritage Clause 17.01-1S - Diversified Economy	
Under what clause(s) is a permit required?	Clause 35.07-1	Use of land as an abattoir
	Clause 35.07-4	Construct a building or construct or carry out works associated with a use in Clause 35.07-1.
	Clause 42.01-2	Construct a building or construct or

	carry out works.
Objections?	Yes, total of 57 submissions received: Objections – 30; Supporting submissions - 27

KEY ISSUES

Site planning history

- 11 March 1993 – Planning Permit 3615 – issued for construction of a dwelling
- 11 November 2013 – Council correspondence on file regarding PA 217, clarifying that the proposed uses of 'rural industry' and 'primary produce sales' do not require planning permission. A permit was required for the buildings and works associated with the rural industry under the BMO. The application (PA 217) lapsed. From the information available, this appears to be a reference to the boning room and meat processing currently undertaken on site. It is noted that the current application (PLN22/0346) will incorporate the boning and meat processing functions within the new abattoir building, together with a farm gate.
- 6 June 2022 – PLN22/0029 issued for "use of land to farm pigs in a low density mobile outdoor system". The relevant planning scheme land use term is a "pig farm" which is a Section 2 use in the FZ.
- 7 November 2022 – PLN22/0346 application lodged with Council for abattoir.

(Note – whilst there may be other buildings on the site, their use and development are not subject to assessment under this application and will be dealt with separately as required.)

Planning permit definitions and triggers

Abattoir is a Section 2 use in the Farming Zone (Clause 35.07-1), meaning a planning permit is required to use land for an abattoir.

Clause 73.03 of the Hepburn Planning Scheme defines 'abattoir' as "*Land used to slaughter animals, including birds. It may include the processing of animal products".* It is nested in the broader definition of 'Rural Industry'. As noted above, 'Rural Industry' uses typically do not require planning approval, other than an Abattoir or Sawmill.

Clause 35.07-4 requires a planning permit to construct a building or construct or carry out works associated with a Section 2 use. Additionally, Clause 42.01-2 (ESO1) requires a planning permit for buildings and works where they are not connected to reticulated sewerage.

The existing farm gate shop would typically be considered an ancillary activity to the abattoir within the context of this application. Typically, the produce sold through the farm gate should be produced on the property. Selling produce not produced on

the property would more likely be considered as a retail premises which is not a permitted use in the FZ. The definition of primary produce sales only allows the display and selling of primary produce, grown on the land or adjacent land.

Response to Policy Planning Policy Framework

PLANNING POLICY	RESPONSE
Clause 02.02 Vision: Seeks to protect agricultural land as a valued resource to support jobs and opportunities into the future.	The application seeks to further the use of the site for agricultural purposes.
Clause 02.04 Strategic Framework Plans: The Strategic Framework Plan and Economic Development Plan identify the site as located within an area of 'High – Very High Quality Agricultural Land'.	
Clause 02.03-4 – Agricultural land: This policy identifies that the Shire's rural and agricultural land use need to be carefully planned and maintained to prevent unrelated housing and other urban development negatively impacting upon or reducing this resource. It recognises that emerging rural industries include locally sourced produce, value added food manufacturing and related products and rural tourism.	The proposed abattoir accords with this strategy in the Scheme by adding to the region's agricultural base and diversity, and utilising the site's agricultural outputs. Using agricultural land for a rural industry is supported by these policies.
Clause 02.03-7 Economic Development (Rural Uses): Describes Hepburn Shire as a significant agricultural region and part of Melbourne's 'food bowl'. The region's contribution will become of even greater importance to the State in adapting to a changing climate. High	

quality agricultural land is used for horticulture, grazing and other rural industries.	
Clause 12.05-2S Landscapes: Seeks to protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments. This Clause is relevant due to the farm encompassing the southern slopes of one of Djaara Country's volcanic cones to which a SLO1 is applied. The objective of the SLO1 is to preserve the distinctive visual character of these peaks.	The abattoir site is not included in the SLO1 area. Nevertheless, the building has been designed to be sympathetic to the slopes to the west by being located adjacent to the existing group of buildings on flatter land closer to Morgantis Road.
Clause 13.04-2S Erosion and Landslip: Seeks to protect areas prone to erosion, landslip or other land degradation processes.	The abattoir site is not included in the EMO (Erosion Management Overlay) area which applies to a similar area to the SLO1.
Clause 13.05-1S Noise management: Seeks to assist the management of noise effects on sensitive land uses.	Land use compatibility is a key planning policy issue, particularly in rural areas. The potential for conflict in rural areas is increased when more residential, or rural residential, land uses are permitted. Given the smaller lot sizes in the area and therefore greater number of residents and rural lifestyle properties, this has introduced the potential for land use conflicts. Measures can be taken to reduce or minimise any potential off-site impacts from the proposed application, and many of these are existing requirements of EPA guidelines and Australian Standards. The application demonstrates a high level of understanding and compliance with these requirements.
Clause 13.06-1S Air quality management: Seeks to assist the protection and improvement of air quality.	
Clause 13.07-1 Land use compatibility: Seeks to protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.	
Clause 14.01-1S Protection of	The site is located within an area

agricultural land: Seeks to protect the state's agricultural base by preserving productive farmland.	identified as having High – Very High Quality Agricultural Land (per the Strategic Framework Plans). The current land use for breeding and growing livestock utilises this quality. The proposed building uses land adjacent to existing infrastructure and buildings removes a minor, if any, amount of productive farmland. The development would have no impact on the continuation of primary production on adjacent land and is compatible with the objectives of the FZ.
Clause 14.01-2L Protection of agricultural land: This policy applies in the FZ, RCZ and RLZ. It seeks to protect the Shire's high quality productive agricultural land from the encroachment of incompatible use and development.	
Clause 14.02-1S Sustainable agricultural land use: Encourages sustainable agricultural land use.	The applicant has demonstrated a commitment to the long-term sustainable use and management of existing natural resources. The proposed application supports the development of this approach, and encourages diversification and value-addition of agricultural production and processing, rural industry and farm-related retailing. It further supports objectives to facilitate ongoing productivity and investment in high value agriculture, and is located in an area with access to a major transport route.
Clause 14.02-1L Sustainable agricultural enterprises: This policy applies in the FZ, RCZ and RLZ.	
Clause 14.02-1S Catchment planning and management: Seeks to assist the protection and restoration of catchments, estuaries, bays, water bodies, groundwater and the marine environment	The application was referred to GMW and the NCCMA with neither objecting to the proposal. GMW require conditions on any permit that may issue. The proposed building is located in excess of the required setbacks to identified waterways. GMW and Council's engineering team have provided recommendations in relation to stormwater management, including

	filtering sediment and wastes.
Clause 14.02-1L Catchment and land protection: Recognises locations within a special water supply catchment.	The site is located within the Cairn Curran Special Water Supply Catchment. The application was therefore referred to GMW. GMW and the EPA are satisfied that wastewater can be appropriately managed on site in accordance with the LCA submitted with the application.
Clause 14.02-2S Water quality: Seeks to protect water quality.	
Clause 15.01-6S Design for Rural Areas: This policy seeks to: • Ensure that the siting, scale and appearance of development protects and enhances rural character. • Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located. • Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.	The proposed abattoir is designed in a style and constructed of materials which is typical of a rural area and is of a size which minimises the visual impact of the volcanic slope to the west of the site. The building is to be located adjacent to the existing group of buildings on flatter land closer to Morgantis Road.
Clause 15.03-2S Aboriginal Cultural Heritage: This policy seeks to ensure the protection and conservation of places of Aboriginal cultural heritage significance.	A portion of the site is within an area of Aboriginal cultural heritage significance although buildings associated with the abattoir are outside of this area. The area of cultural heritage significance is similar to the application of the SLO1 and EMO.
Clause 17.01-1S Diversified Economy: This policy seeks to strengthen and diversify the economy.	The proposal supports this Clause's strategy to support rural economies to grow and diversify.

Overlay Considerations

As the primary objective of the ESO1 is to protect the quality of local waterways, the relevance to the abattoir is to ensure separation and filtration between the facility and any solid or liquid waste and the two seasonal waterways on the site. One waterway runs directly behind the dam in the paddocks and the other commences on Morgantis Road. Regarding the southern waterway near the pig paddocks, the applicants have fenced and planted a vegetated filter strip uphill of the dam, giving a 35m separation minimum (meeting the Victorian Low Density Mobile Outdoor Pig Farm Planning Permit Guidelines, which stipulate 30m).

The applicants have also fenced a triangular section above the dam and planted another vegetated filter strip 65m in length. It is proposed to site the abattoir approximately 175m from the seasonal waterway east of Morgantis Road which is more than the 30m buffer required by Clause 14.02-1S relating to Catchment Management and Planning. Details for waste management have been provided in an Environmental Management Plan (EMP) submitted with the application to ensure there is no risk of contamination of local waterways.

The Land Capability Assessment provided by Paul Williams and Associates dated January 2023 concludes that regarding subsurface flows, "*it is clear that provided the on-site system is adequately designed, constructed, operated and maintained the risk to surface and ground waters is negligible. Once the effluent is placed underground, the extraordinary long travel times via ground water to surface waters ensures adequate nutrient attenuation. In regard to surface flows, it is clear that provided the on-site system is adequately designed, constructed, operated and maintained, the risk to surface and ground waters is no greater than for a sewered development. Indeed, it could be considered that the risk is less than for a sewered development because there can be no mains failure.*"

Farming Zone and agricultural issues

The proposed use of the site for an abattoir is a discretionary (permit required) use in the Farming Zone. Under the planning scheme an 'abattoir' is defined as:

"Land used to slaughter animals, including birds. It may include the processing of animal products".

An 'abattoir' is also included in the definition of 'rural industry'.

The purpose of the Farming Zone includes:

"To implement the Municipal Planning Strategy and the Planning Policy Framework.

To provide for the use of land for agriculture.

To encourage the retention of productive agricultural land.

To ensure than non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.

To encourage the retention of employment and population to support rural communities.

To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision".

There is strong strategic support in the MPS (Clause 02.02, Clause 02.03-4) and PPF (Clause 14.10-1S, Clause 14.01-1L) to encourage the retention and protection of agricultural land within the Shire. There is also strong strategic support to promote rural industry within the Shire (Clause 02.03-7, Clause 17.01-S).

Although an 'abattoir' is included in the definition of 'rural industry' which is nested under 'industry' rather than 'agriculture', it is considered the most appropriate zone is a Farming Zone which is intended for rural uses and has greater capacity to provide the buffers required for an abattoir.

The Shire does provide a small amount of Industrial 1 zoned land that could potentially accommodate an abattoir, however use of land for a 'pig farm' is prohibited in an Industrial 1 Zone. It would therefore appear that an abattoir in an industrial zone would typically be a larger proposal, rather than the boutique operation as proposed by the applicant.

There is not a great deal of industrial zoned land in the Shire, and it is generally associated with larger townships such as Daylesford and Creswick but has interfaces with conventional residential zones such as General Residential and Neighbourhood Residential. The location of an abattoir in this context would be inappropriate given the proximity of sensitive uses (land zoned for residential purposes).

Use of the subject site for an abattoir is also not considered to impede the balance of the site or other sites with the Farming Zone being used for agricultural purposes.

Environmental and Sustainability Issues

The applicants have submitted with their application an Environmental Management Plan (EMP) and Land Capability Assessment (LCA) for on-site wastewater management.

The LCA was prepared by Paul Williams & Associates who has undertaken a site inspection and soil testing. He proposes that effluent be treated and distributed by subsurface irrigation (abattoir and boning room) and septic tank and absorption trenches (staff ablutions), utilising the processes of evapotranspiration and deep seepage.

A primary irrigation area of 300sqm is to be provided and located west of the proposed use with absorption trenches located just south of the internal driveway. Both will have cut off drains and are located more than 100m from the nearest watercourse.

Concerns have been raised about the impact on groundwater, however the LCA notes, there are no groundwater bores within a significant distance of the land application areas and the Victorian groundwater data base indicates groundwater is deeper than 20 metres of the surface.

It is proposed that solid waste material will be combined with locally sourced carbon material such as wood chips, sawdust or soiled cardboard and processed in a rotating drum composter. The unit is 1.5m in diameter and 6m in length and has a weekly average capacity of 1000kg and an annual average capacity of 35,000kg. The composted material is used to balance waste material input and is also stored in fenced bunded piles to mature for later spreading on pasture and garden beds.

Liquid waste is estimated to be 4,500L/week (including that generated from the boning room) and waste management practices will including dry composting and a dry sweep prior to washdown. Grey water will then drain to:

1. Sediment trap
2. 3,000L active aerobic digester and secondary settlement tank
3. 3,000L holding/pump tank
4. Sub surface irrigation

The application was referred to the Environment Protection Authority (EPA) who have given conditional consent as has Goulburn Murray Water. NCCMA and Central Highland Water have no objection. This is an indication that no significant amenity issues are envisaged if the application was approved.

The EPA have provided a comprehensive letter of advice to Council with the following key points considered particularly useful:

- In accordance with Clause 66.02-7, the EPA is a determining referral authority to use land for an industry, utility installation or warehouse for a purpose listed in the table to Clause 53.10 where the threshold distance is not to be met. The response notes that Council has not specified under which definition of use they are considering the application.
- The EPA does not object to the application.
- As per Clause 53.10, a 1000 metre threshold distance applies to animal processing uses [NB 'animal processing' is not a defined term in the Hepburn Planning Scheme]. It is noted that while the above distances are not met when measured from property boundaries, they are met when measured from the activity boundary of the proposed abattoir (abattoir building to dwellings in rural living zone).
- In addition, EPA Publication 1518 – Recommended Separation Distances for Industrial Air Emissions, may be a relevant consideration for Council. As the proposal is small scale, no separation distances are required, however Publication 1518 recommends there is no visible discharge of dust or emissions of odours offensive to the senses of human beings, beyond the boundary of the premises.

- The draft EMP submitted with the application considers appropriate waste management, including the processes included to manage off-site and on-site waste disposal. Further relevant guidance is included in EPA Publication IWRG641.1 - Farm Waste Management, and EPA Publication 1588.1 - Designing, constructing and operating compost facilities with which the operator is expected to abide.
- No burning of stock is to take place on site at any time, and any burial of mortalities should be conducted so as to not adversely impact the land, surface waters, groundwater, or the air.
- The LCA has considered appropriate EPA guidance including EPA Publication 891.4 - Code of Practice – Onsite Wastewater Management. The EPA advises that the proponent abide by the recommendations of both the LCA and the Management Plan and ensure that the system is properly maintained throughout its use.
- A permit note drawing attention to the amended *Environment Protection Act 2017* is recommended.

GMW have similarly reviewed the application and not objected subject to conditions relating to the treatment of wastewater generated by the abattoir, adherence to EPA codes of practice, certificates of conformity, identification of wastewater disposal areas, management of stormwater, storage of animal products, and the location of composting sites and stockpiles of manure.

Issues regarding the environment have been thoroughly addressed by several reports that have been submitted with the application. The reports include reference in particular to wastewater management and disposal of waste. Being a micro abattoir and by providing a facility that will benefit other farmers in the area and the community in general, the proposed development is seen as a sustainable development.

Council's EHO has confirmed that there is no need for Food Act Registration under Council as there is a PrimeSafe licence in place who will also conduct inspections of the abattoir facility.

With respect to onsite wastewater management the EHO required three conditions to be placed on a planning permit.

Amenity Considerations

It is not unusual in a Farming Zone for there to be some amenity impact from odours either from animal waste, the application of fertilizers or the like as part of the normal agricultural activities that take place. The planning argument is whether the amenity impact is reasonable or not. The 'test' in the *Planning and Environment Act 1987* to give public notice is 'material detriment'.

Public notice has occurred and there are several objections that raise amenity impacts.

There is a more detailed response to objections within this report but the following comments although repetitive are relevant.

It is noted that the applicant lives on site and will therefore be the closest dwelling at only 50m from the proposed use.

There are concerns that effluent from the slaughter process will be pumped into paddocks which has been discounted by the applicant who has advised that the small amount of waste will be captured in sub-surface irrigation and then directed to a septic tank. This is supported by the applicant's Land Capability Assessment.

The small number of vehicular movements will not have any impact upon the state of the road over and above the normal use it receives now and will not introduce any noise issues.

The applicant provides pig proof fencing around the pig paddock boundary to deter predators and feed is fenced and stored in vermin-proof bins.

An Environmental Management Plan (EMP) accompanies the permit application material and if a planning permit is to be issued this document could be endorsed under the planning permit to ensure its implementation. The EMP identifies potential risks such as odour and noise and provides mitigation and management measures. These measures will minimise the risk of amenity impacts such as those raised by objectors.

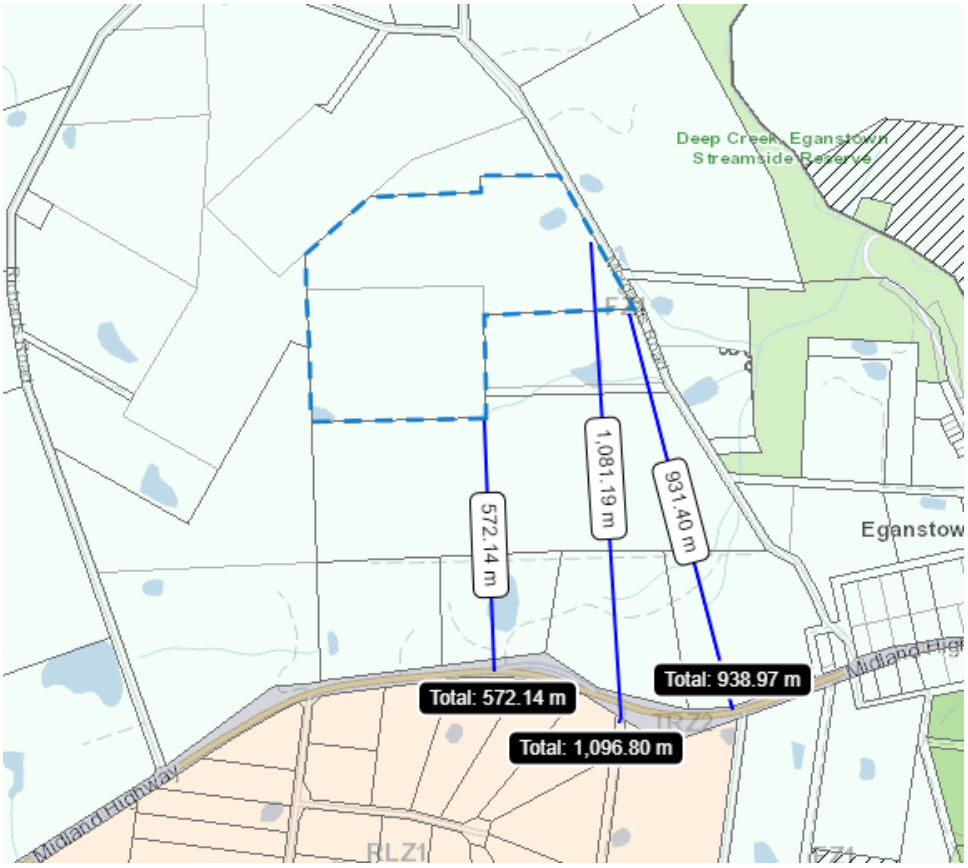
It is also not unusual for stock to make noise depending upon the circumstances they are experiencing. Some examples can include if cows are being milked or weaned. In the case of the latter the cows and/or calves can be noisy for several days and nights. These are normal and expected circumstances in a Farming Zone.

Particular Provisions

Clause 53.10

The site is located within the FZ1 with a dwelling already constructed on site and the property being surrounded by farming land and several dwellings, the closest being 200 metres south of the proposed abattoir site at 95 Morgantis Road, Eganstown. However, the closest sensitive zone (per the Clause 53.10 definitions) to the site is a Rural Living Zone (RLZ) located approximately 572 metres south of the closest site boundary and 1096 metres from the proposed abattoir site (area of activity) to the RLZ located south of the Midland Highway.

The extract below from VicPlan shows the various setbacks from different locations including the nearest site boundary and the proposed area of activity. It is also noted that the subject site contains two (2) parcels and the nearest site boundary to the RLZ is from the second parcel that does not form part of the proposal.



As per Clause 53.10 of the Hepburn Shire Planning Scheme, a 1000 metre threshold distance applies to animal processing uses. While no threshold distance is specified for composting (and other organic materials recycling), it is noted that while the above distances are not met when measured from property boundaries, they are met when measured from the activity boundary of the proposed micro-abattoir.

Clause 53.10 does not provide buffer distances to smallgoods production less than 200 tonnes per year.

The EPA similarly provided comment on this issue and further drew Council's attention to EPA Publication 1518 – Recommended Separation Distances for Industrial Air Emissions. The EPA noted that as the proposal is small scale, no separation distances are required, however Publication 1518 recommends there is no visible discharge of dust or emissions of odours offensive to the senses of human beings, beyond the boundary of the premises.

COUNCIL PLAN

The proposal aligns with the Council Plan and Vision including:

- 1.4.1 Strengthen and protect existing agriculture to support the availability, sustainability and accessibility of local food sources.
- 4.3 Support and facilitate a diverse and innovative local economy that encourages an increase of local businesses with diverse offerings to achieve positive, social, economic and environmental impacts.

- 4.42 Develop and promote the circular economy to diversify our local economy and support our sustainability goals.

POLICY AND STATUTORY IMPLICATIONS

This application meets Council's obligations as Responsible Authority under the *Planning and Environment Act 1987.*

COMPLIANCE RESPONSIBILITIES

Enforcement and legal proceedings are set down in Section 6 of the *Planning and Environment Act* 1987.

A planning permit (unless otherwise directed) runs with the land and the landowner and/or occupier are equally liable to comply with their planning permit conditions.

The table below provides a summary of relevant issues, and which is the relevant authority for enforcing requirements.

Issue	**Responsible Authority**	**Permit Conditions**
Food hygiene	PrimeSafe Victoria including inspections and auditing by a third-party auditor	PrimeSafe licence in place since 2014. No permit conditions required.
Compliance with endorsed plans	Hepburn Shire Council	1-3
Compliance with LCA	Hepburn Shire Council	4
Compliance with EMP	Hepburn Shire Council	5
Limits on production	Hepburn Shire Council (liaising with EPA should there be an issue)	6
Hours of operation	Hepburn Shire Council	7-8
Landscaping	Hepburn Shire Council	9-11
Amenity	Hepburn Shire Council (liaising with EPA should there be an issue	12-13
Environmental Impact and Odour	EPA	43-44
Stormwater/wastewater	Hepburn Shire Council and GMW	Conditions 14-6, 20, 30-31, 33-42

Access	Hepburn Shire Council	21-23
Carparking	Hepburn Shire Council	18-23
Waste management	Hepburn Shire Council	17-19

GOVERNANCE ISSUES

The implications of this report have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

SUSTAINABILITY IMPLICATIONS

The proposed use of the site for an abattoir is based upon environmentally sustainable development principles. Jonai Farms already breed pigs and cattle and have been transporting them to an off-site abattoir and bringing the carcasses back to the farm and butchering them to provide fresh cuts of meat, smallcuts, charcuterie and salumi.

They have planted extensive numbers of native and exotic trees for shade, fodder, carbon sequestration and landscape value. Stock is rotated through paddocks to maintain a 90% groundcover. They are also fed surplus or unwanted produce from other food and agricultural sources to minimise these products being disposed of in landfill. Water is pumped around the farm using old piston pumps converted to solar.

Plastics have largely been eradicated from the boning room and a 15kW solar system and Powerwall battery has been installed to reduce their reliance upon fossil fuels.

Being able to slaughter their own stock will further reduce dependence upon fossil fuels and the abattoir will provide an opportunity for small local farmers to bring their stock in and reduce their travel times to larger abattoirs further afield.

FINANCIAL IMPLICATIONS

Any application determined by Council or under delegation of Council is subject to appeal rights and may incur costs at VCAT if appealed.

RISK IMPLICATIONS

No risks to Council other than those already identified.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

The application has been advertised by sending notification of the proposal to adjoining and adjacent owners and a notice on the land. As a result, 57 submissions were received (30 objections, 27 supporting submission) and are summarised in the table below, together with a response as relevant. The applicant was provided a copy of all submissions and provided a response (refer to Attachment 1.3.5).

Objections

Will cause climate change and degradation of environment.	The information provided by the applicant demonstrates a commitment to minimising greenhouse gas emissions by installing renewable energy sources wherever possible, management measures will also be implemented to minimise energy use. All surplus yield generated by the proposal will be managed on the farm according to EPA guidelines for farm waste management, or where that is not possible, will be removed off-site to an approved facility.
Location not suitable for an abattoir.	An abattoir is a discretionary use within the FZ. Given the relatively small scale of the proposal and its support from planning policies, the location is considered appropriate.
Significant loss of amenity for residents.	An EMP will be used in conjunction with a Food Safety Plan system to manage quality, biosecurity, and environmental compliance requirements across the operational aspects of the on-farm processing at the site. The EMP provides effective and compliant management processes for the biological by-products generated from the operations, detailing how to avoid potential negative externalities. These documented processes adhere to and exceed leading industry environmental practice and will provide a positive environmental outcome from the abattoir's operations.
Will set precedent that will affect wider rural community.	Planning permit applications are individually assessed on their planning merits and not on other developments which may have been given approval.
Area is a rural/low density area with medium density housing as well as tourist accommodation.	The surrounding area is all included in the FZ1 and is not a medium or low density housing area. The primary purpose of the zone is for agricultural uses. Whilst it is acknowledged that there a number of smaller allotments with rural lifestyle properties, the proposal, reports submitted and conditions suggested by the referral agencies and Council can provide adequate protection from adverse amenity impacts.
Increase in road damage reducing	Given that livestock will not be transported to off-site abattoirs as a result of the proposal, the amount of traffic

safety for locals, and noise will increase when animals are unloaded.	movements from the site will likely be reduced. The applicant advises that farm vehicles which bring between one and ten animals on the single slaughter day per week, generally small farm vehicles pulling a tandem trailer. The applicant further advises that there will be approximately one to three such vehicles on a slaughter day (2-4 times per month) depending on the local farmers' slaughter schedules, many do not slaughter every month. This level of road usage is able to be accommodated by the existing road infrastructure. Council's engineering team have suggested conditions requiring the upgrade of the site access/crossing, and that all carparking areas be provided with an appropriate all-weather surface.
Likely to produce offensive odours and attract vermin.	In relation to pest management, the applicant has advised that a proactive approach is to be taken to manage pest animals, including: • A pig-proof fence around the paddock boundary to deter predators. • Mortalities unfit for further processing will be immediately removed to the deep pit burial site or in-vessel rotating composter dependent on size. • Fly bait stations may be strategically used around the abattoir if required. • Rodent bait is used sparingly in pet and livestock-proof bait stations. The EPA response confirms they have reviewed the EMP which addresses the general issues raised in relation to odours and waste disposal. The EPA have accepted the EMP and provided additional guidance to the applicant in terms of the relevant EPA documents that need to be adhered to.
Lack of required utilities to support proposal.	The applicant has advised that: • A new 150,000-litre water tank is constructed adjacent to the abattoir building. • A single phase 80amp connection is currently fully utilized on the site and will be supplemented with a suitably sized solar array and electrical storage

	system to provide stable power to the facility. • To reduce the electrical load, a hot water boiler (fired from diesel or waste oil) and associated hot water storage tank is incorporated into services design.
Risk of contamination to nearby waterways.	The abattoir will be located approximately 175m west of the seasonal waterway east of Morgantis Road. This setback meets the requirements of GMW (minimum 100m from waterways). The application meets the objectives of the PPF and ESO1 in relation to water quality. The applicant and the LCA (Land Capability Assessment) has advised that: • Daily operations generate very small volumes of liquid and solid waste from processing activities. • The component of this waste or co-product that is retained for use on the farm is organic material sourced from pasture-raised animals living on-site or within the immediate bioregion and processed on site and reused, treated or disposed in a safe and prescribed manner. • This not only represents best practice biosecurity management but also insignificant risk of contamination to surface water, land or soil, and has the potential to provide a resource to livestock producers for use on farm as a soil conditioner. • Land between the abattoir building and the road will be further vegetated with a silvi-agriculture system which will include trees and shrubs (refer to site plan, Attachment 1.3.1)
Effluent will be pumped to surrounding paddocks.	Effluent from the slaughter process will not be pumped onto surrounding paddocks. The site is located within the Cairn Curran Special Water Supply Catchment. The application was therefore referred to GMW. GMW and the EPA are satisfied that wastewater can be appropriately managed on site in accordance with the LCA submitted with the application.

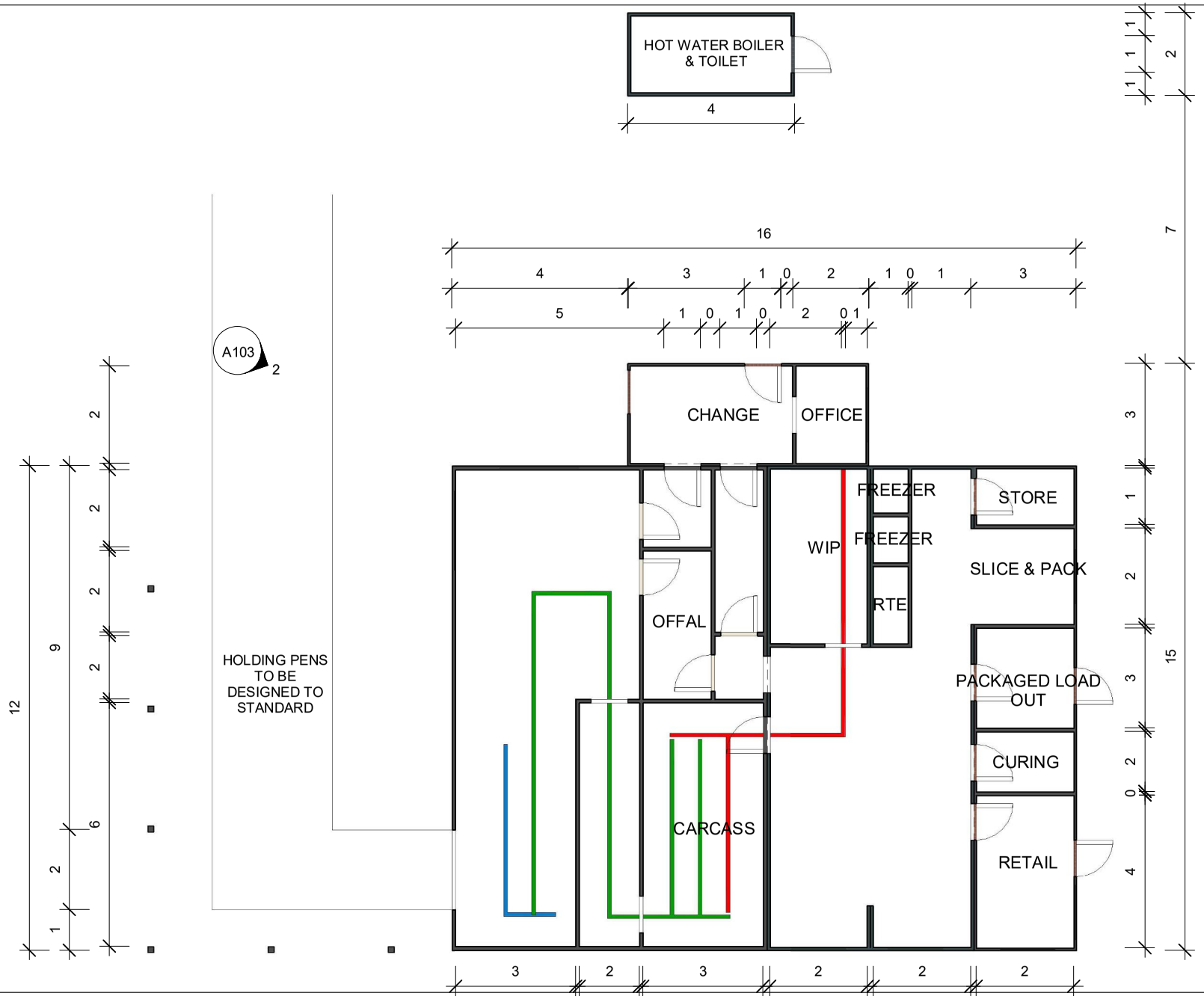
Devaluation of surrounding properties.	This ground of objection has long been rejected by the Victorian Civil and Administrative Tribunal as a valid ground.

Submissions of support

Proposal meets reasonable standards of sustainability and environment friendliness	The application is supported by a range of well-researched documents that have been reviewed by Council and external authorities including the EPA. The EMP demonstrates a high level of understanding and compliance with existing EPA guidelines and Australian Standards.
Micro-abattoir is respectful, humane, honest and designed on great principled managed by people who care.	
Will create significant social, environmental and financial value to the community.	The applicant has demonstrated a commitment to the long-term sustainable use and management of existing natural resources. The proposed application supports the development of this approach, and encourages diversification and value-addition of agricultural production and processing, rural industry and farm-related retailing. It further supports objectives to facilitate ongoing productivity and investment in high value agriculture, and is located in an area with access to a major transport route.
Will reduce risk and increase resilience of the supply chain to households.	
Important to know that your meat is safe, nourishing and sourced from ethically raised animals.	These are broader non-planning related opinions not relevant to this assessment.
Will reduce risk of animal disease transmission in the region.	
Will keep finances flowing through the	The PPF supports ongoing investment in local communities.

community.	

ATTACHMENT 10.1.1



oscar jonas

No.	Description	Date

Jonai Farms

Abattoir

Ground Floor

Project number	Project Number	A101	
Date	Issue Date		
Drawn by	Author		
Checked by	Checker	Scale	1 : 100

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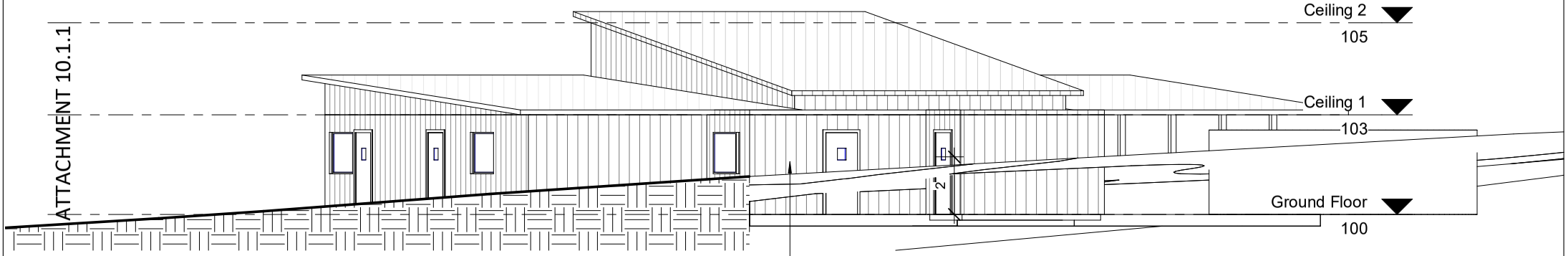
ATTACHMENT 10.1.1



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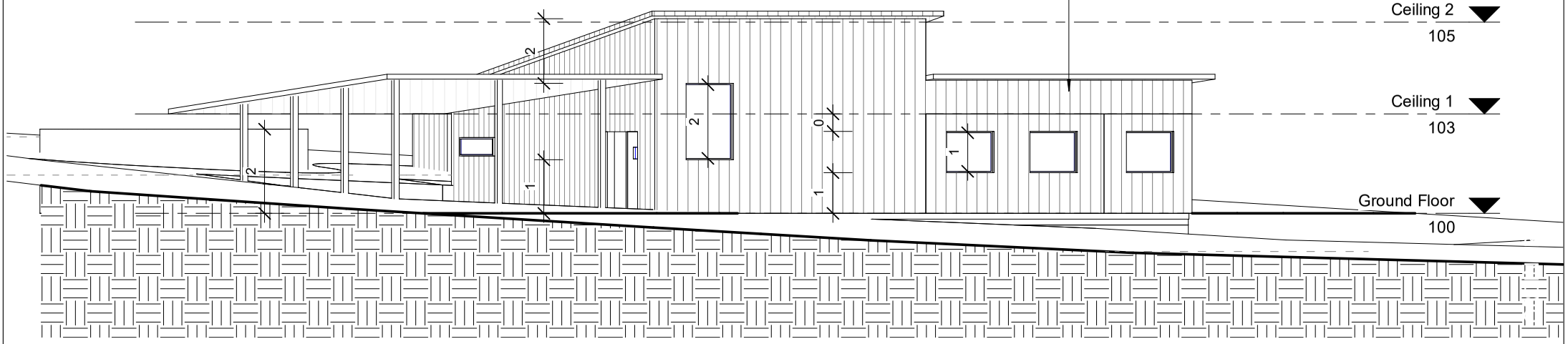
CORRIGATED IRON



oscar jonas

No.	Description	Date

Jonai Farms

Abattoir

N&S Elevations

Project number	Project Number	A102
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale 1 : 100

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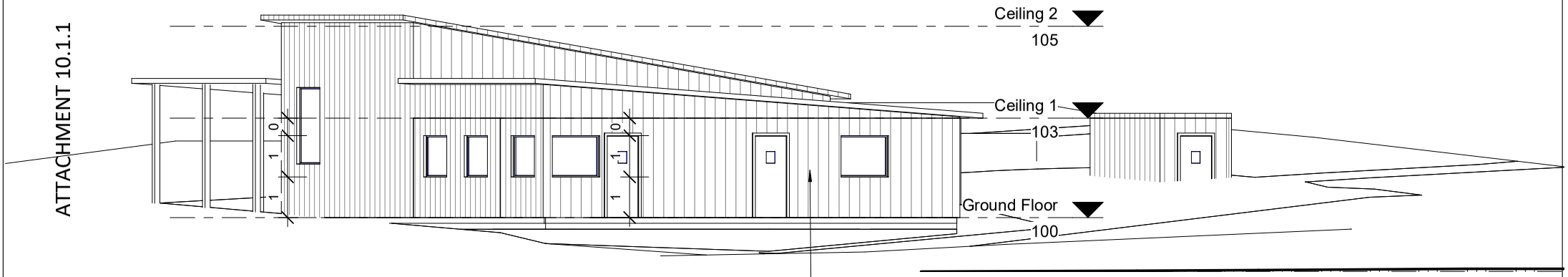
ATTACHMENT 10.1.1



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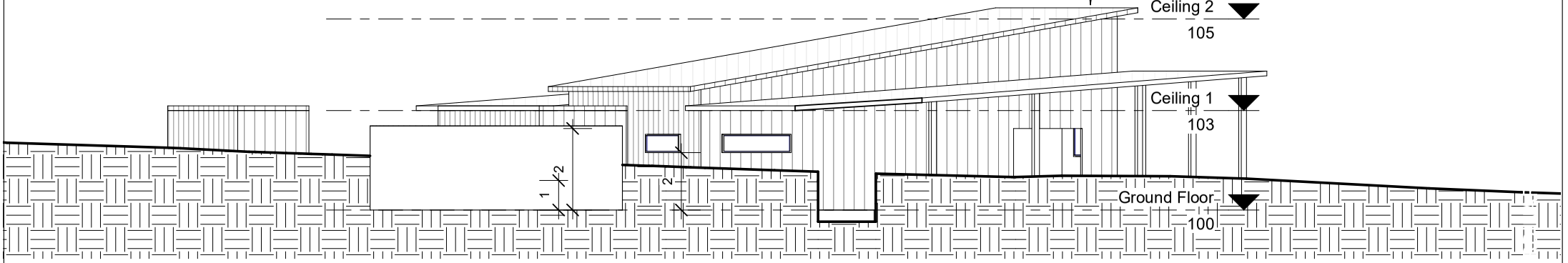

oscar jonas

No.	Description	Date

Jonai Farms

Abattoir

E&W Elevations

Project number	Project Number	A103
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale 1 : 100

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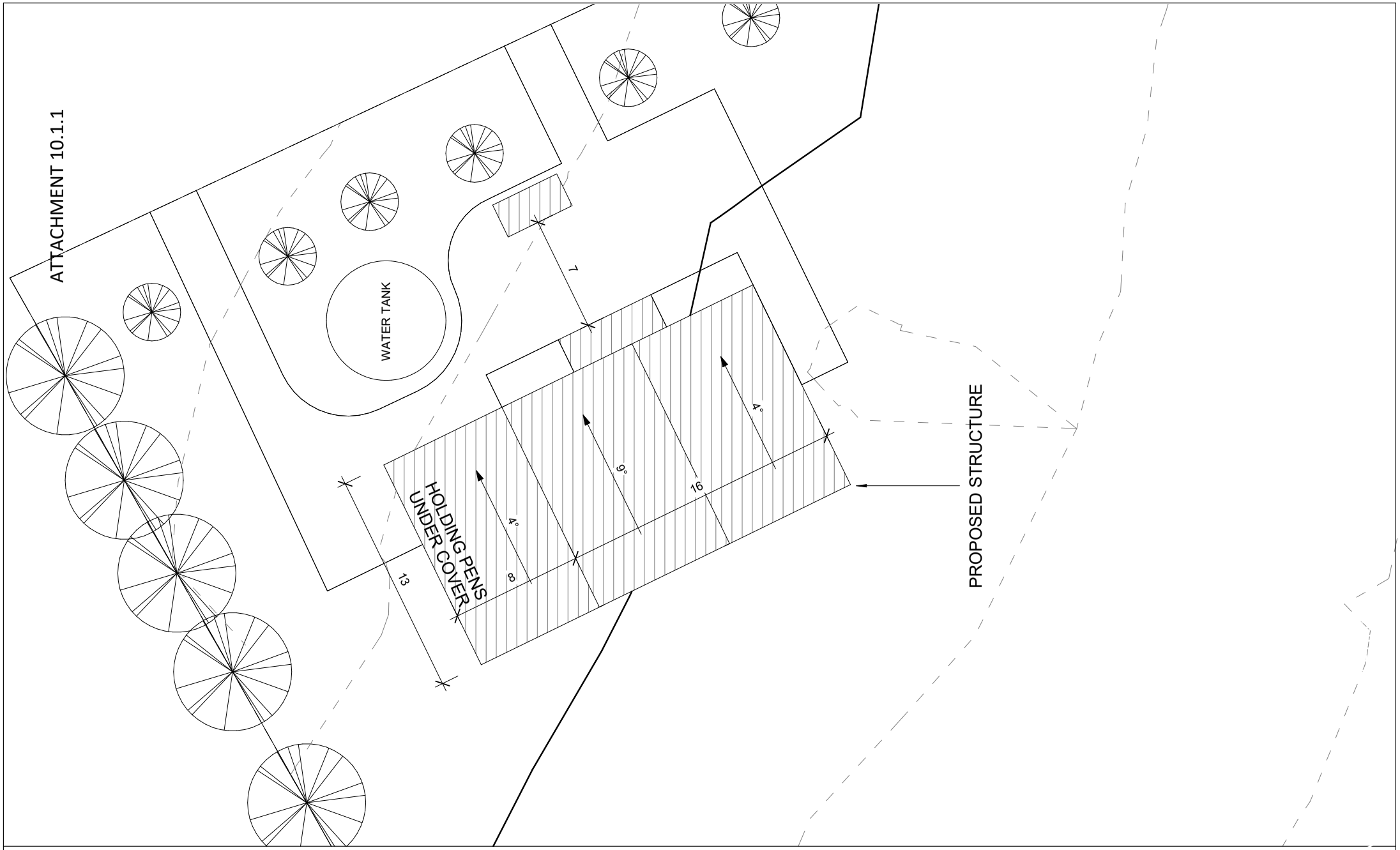

oscar jonas

No.	Description	Date

Jonai Farms

Abattoir

Site Plan Detail

Project number	Project Number	A104
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale 1 : 200

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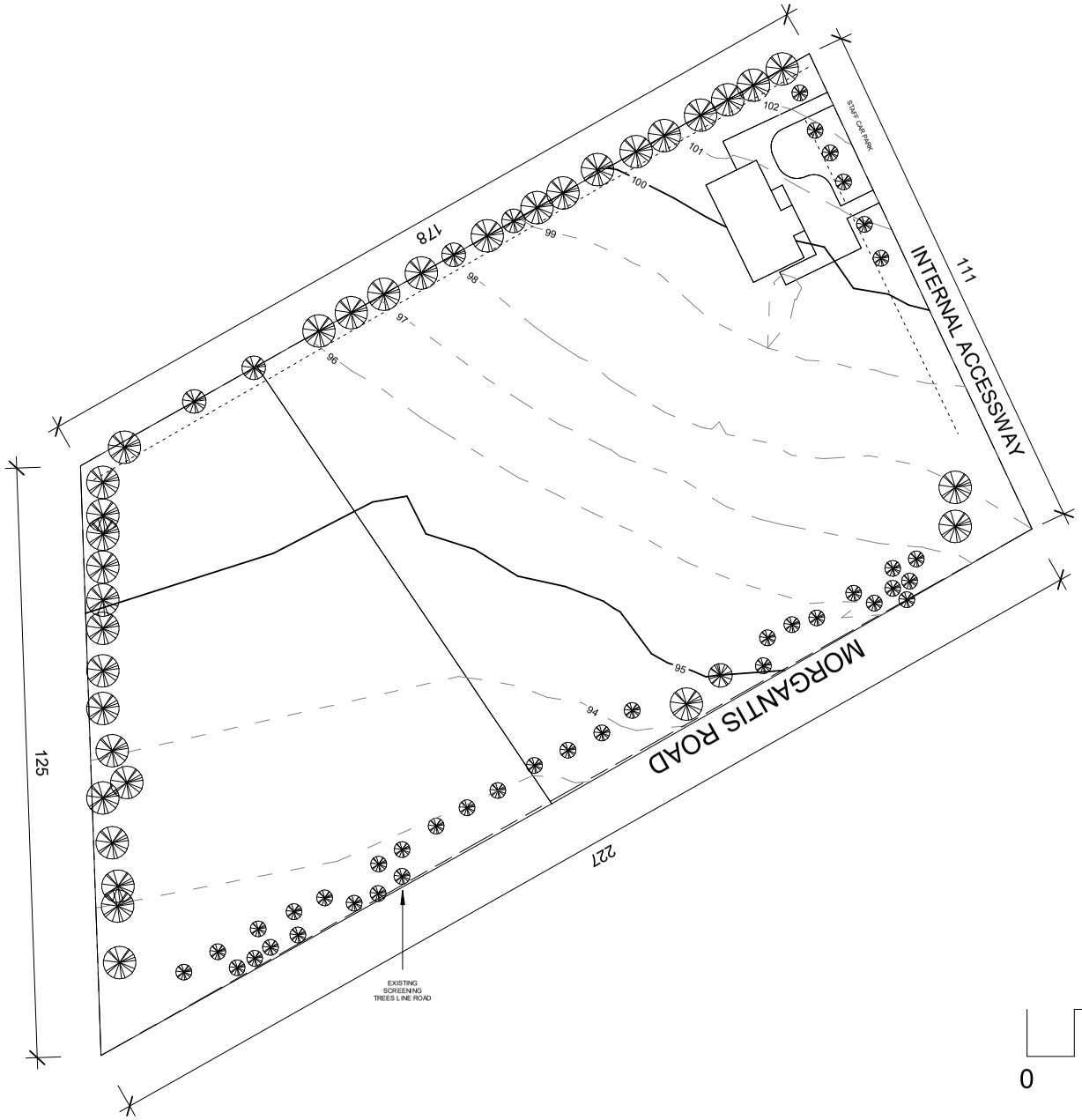
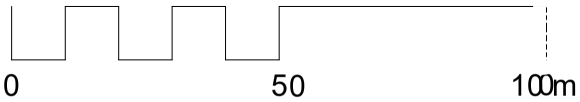
ATTACHMENT 10.1.1





oscar jonas

No.	Description	Date

Jonai Farms

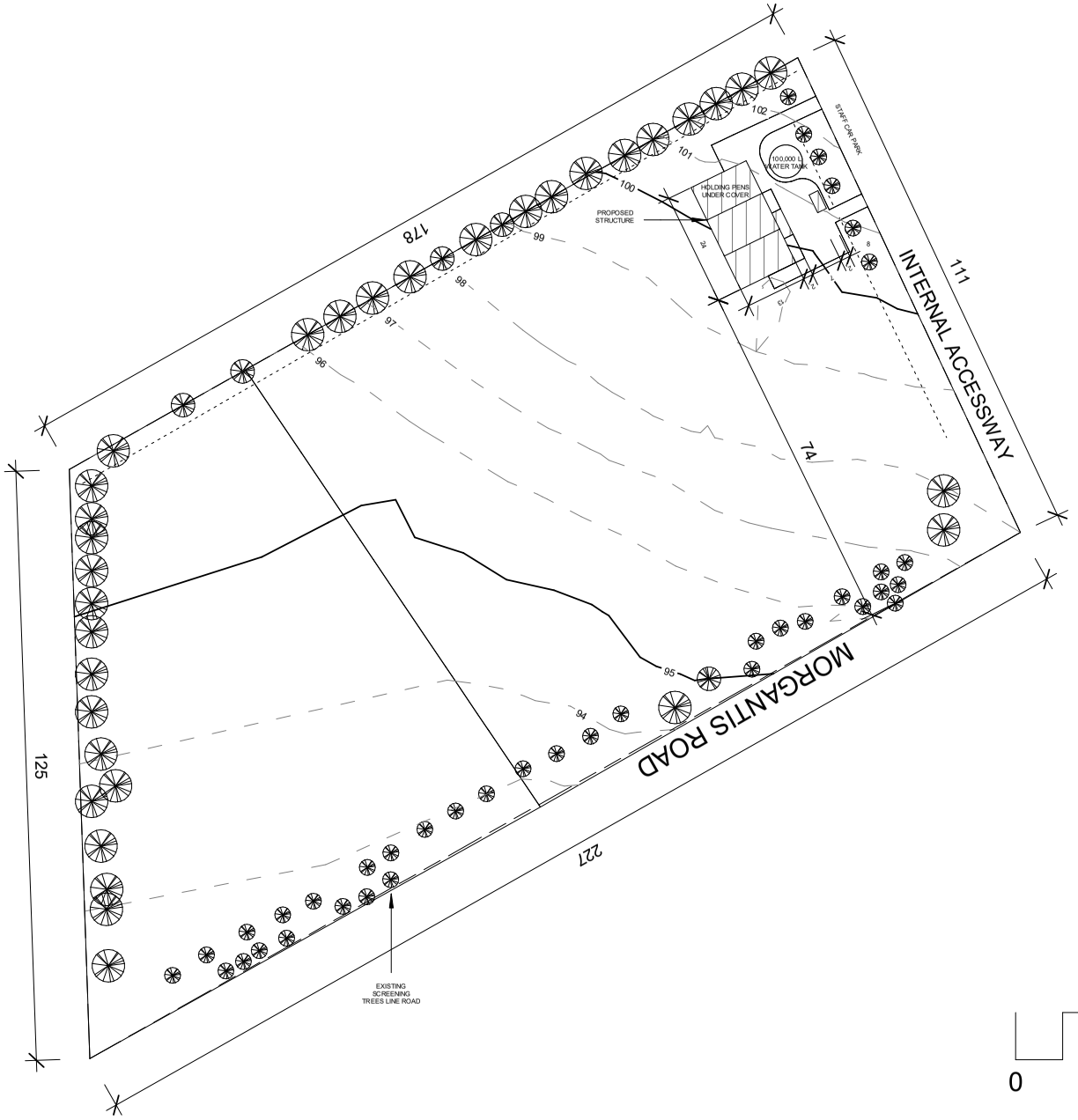
Abattoir

Existing Site Plan

Project number	Project Number	A105
Date	Issue Date	
Drawn by	Oscar Jonas	
Checked by		Scale 1 : 1000

17/01/2023 11:34:46 AM

ATTACHMENT 10.1.1



oscar jonas

No.	Description	Date

Jonai Farms

Abattoir

Proposed Site Plan

Project number	Project Number	A106	
Date	Issue Date		
Drawn by	Author		
Checked by	Checker	Scale	1 : 1000

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ATTACHMENT 10.1.1

oscar jonas

No.	Description	Date

Jonai Farms

Abattoir

Locality Map

Project number	Project Number	A107
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	Scale

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Proposal for a
Jonai Meatsmith Collective Abattoir

Jonai Farms and Meatsmiths
November 2022

Contents

Background: Jonai Farms & Meatsmiths

Since 2011, we have raised heritage-breed Large Black pigs and Speckleline cattle on pasture, and hard-necked purple garlic on the lands of the Dja Dja Wurrung in the central highlands of Victoria. Currently, animals are transported to local abattoirs and carcasses are returned to the farm and transformed into a range of fresh cuts, smallgoods, charcuterie and salumi in an on-farm butcher's shop (**operating as a Section 1 use in the Farming Zone Clause 35.07**) licensed by Primesafe. The site operates as an approved **low density mobile outdoor pig farm**.

We are now seeking to close the loop entirely and achieve full control of our value chain by constructing a micro-abattoir on the farm for our own use, and as a service to other small-scale pastured livestock farmers in our immediate region.

As an agroecological farm, we aim to protect environment and amenity for our own and neighbouring land, believing that sustainability is dealing justly with future generations. We are listening to Country and learning from Indigenous knowledges and working to enact a custodial ethic towards the Land and all on it. We seek constant improvement in all practices in order to meet our responsibility to heal and nurture the unceded lands of the Djaara.

Our cattle are moved daily in a holistic planned grazing model around paddocks throughout which we have planted thousands of native and exotic trees for shade, fodder, carbon sequestration, and beauty. The pigs are moved regularly as well through a series of paddocks with mobile housing and feed troughs to spread their impact, as we seek to maintain at least 90% groundcover throughout the year. Livestock are primarily fed so-called 'waste' – surplus, damaged, or unwanted produce from other food and agriculture systems in Victoria, creating a net ecological benefit by diverting many tonnes of organic waste from landfill, and exiting the fossil-fuel-intensive model of segregating feed production from livestock farming. Water is pumped around the farm using old piston pumps converted to solar with salvaged materials from the local transfer station.

Jonai Farms is a paddock to paddock CSA (community-supported agriculture), with surplus bones from the boning room processed into bonechar or compost and returned to the soil to produce a small commercial crop of garlic. 95% of produce is sold to 80 household CSA members in Melbourne and the region, with the remainder selling via our farm gate shop. We have regular visitors not only to buy produce, but also to tour the paddocks and learn about agroecological farming. Additionally, we run regular workshops to teach butchery and meat literacy, salami days for a broad demographic, and agroecology workshops for emerging, new, or transitioning farmers. Participants come from the local region and Melbourne, interstate, and overseas.

The pig aspect of the farm operates as a farrow-to-finish, low density mobile outdoor system. Pigs are slaughtered at six to eight months for fresh cuts and smallgoods, 12-18 months for salumi, and breeding stock are slaughtered at approximately five years old and used for smallgoods and salumi. Carcasses range from 40kg to as much as 200kg. We slaughter an average of 10 pigs per month, with up to 30 in November for Christmas hams and extra holiday sales.

Cattle are bought in typically as weaners from local breeders and finished on grass for up to 12 months before slaughter. They can range from two to seven years in age, with carcass sizes from 200 to 300kg. We slaughter an average of one steer per month.

We currently employ three people including ourselves across the farming and butchery aspects of the operation, and provide residential agroecology experiences ranging from one to three months long. Some of our former residents are now collaborators with intentions to be members of the proposed Jonai Meatsmith Collective, and others are market gardening in the region.

In 2020, we moved to eradicate plastic from the boning room, enabled by the newly available compostable cryovac bags to package meat. The only plastic bags still in use are for bone-in cuts as the compostable variety do not support this use. In 2021, we installed a 15kW solar system and Powerwall battery, moving us even closer to ending our reliance on fossil fuels. We have been striving for years towards carbon neutrality, and our ultimate ambition is to be a drawdown farm, demonstrating how an agroecosystem with livestock and abundant biodiversity at the genetic, species and ecosystem levels can express a healthy carbon cycle.

Jonai Farms & Meatsmiths' approach is based on the following elements of agroecology (FAO 2019):

- Diversity: diversification is key to agroecological transitions to ensure food security and nutrition while conserving, protecting and enhancing natural resources.
- Co-creation and sharing of knowledge: agricultural innovations respond better to local challenges when they are co-created through participatory processes.
- Synergies: building synergies enhances key functions across food systems, supporting production and multiple ecosystem services.
- Efficiency: innovative agroecological practices produce more using less external resources.
- Recycling: more recycling means agricultural production with lower economic and environmental costs.
- Resilience: enhanced resilience of people, communities and ecosystems is key to sustainable food and agricultural systems.
- Human and social values: protecting and improving rural livelihoods, equity and social well-being is essential for sustainable food and agricultural systems.
- Culture and food traditions: by supporting healthy, diversified and culturally appropriate diets, agroecology contributes to food security and nutrition while maintaining the health of ecosystems.
- Responsible governance: sustainable food and agriculture requires responsible and effective governance mechanisms at different scales – from local to national to global.
- Circular and solidarity economy: circular and solidarity economies that reconnect producers and consumers provide innovative solutions for living within our planetary boundaries while ensuring the social foundation for inclusive and sustainable development.

Jonai Farms Values and Objectives

Values

- We value Nature, from which we are not exceptional
- We value holistic decision making
- We value an aromatically & aesthetically pleasing farm
- We value relationships with our human and other-than-human communities
- We value collaboration & eschew competition
- We value degrowth: frugal abundance & radical sufficiency for all
- We value surplus materials and nutrient for re-use &/or feed on the farm
- We value labour over capital & strive to do things for ourselves within our means and resources
- We value patience – nature takes time, & patience tastes delicious

Objectives

- To raise animals, plants, and microbes ethically, ecologically, justly, & economically to feed ourselves and our community
- To control the means of production, processing & distribution
- To sell directly via: farm gate & households (CSA)
- To enact and be a voice for agroecology, food sovereignty, & degrowth

Proposal: Jonai Meatsmith Collective (Abattoir)

After years of research on small-scale on-farm and regional abattoirs in the US and Australia, we have settled on a vision to build a micro-abattoir here at Jonai Farms.

We currently butcher with and for several other farms, and there are more interested in collaborating if we build an abattoir and bigger boning room and chiller capacity. The existing boning room and commercial kitchen facilities have served us well for the past nine years, but we are at capacity in terms of providing services for others. We are engaged in deeper relationships of reciprocity and mutual aid with these and other farms in collectively solving problems, deepening our knowledge of agroecology, sourcing feed, and sharing occasional labour.

The Jonai Meatsmith Collective ('the Collective') will be owned and operated by Jonai Farms, but will function as 'community-supported slaughter' (CSS) in a similar way to 'community-supported agriculture' (CSA). Farmers will sign up as members of the Collective and pay a percentage of their anticipated slaughter fees for the year ahead up front. This will secure them a year of regular slaughter, and participation in decision making processes around facility management, scheduling, animal welfare, pricing, and other matters of collective concern. While Jonai Farms will employ staff who will coordinate scheduling and manage logistics and communications with members, there will be opportunities for farmers to collectively discuss their needs and negotiate schedules that will accommodate all members fairly and efficiently.

Each year, members will be invited to attend an Annual General Meeting (AGM), where a Profit & Loss (P&L) and Budget will be presented, enabling members to democratically set pricing for slaughter to ensure: a viable and resilient meat processing facility, the highest standards of animal welfare, financially sustainable slaughter for members, and fair wages for all staff.

Proposal Outline

Jonai Farms & Meatsmiths have operated a licenced butcher's shop in Eganstown Victoria since 2014. The licence to operate was granted by Victorian authority PrimeSafe under the Victorian *Meat Industries Act 1993*. (**See Appendix A for PrimeSafe licence**)

The Jonai Meatsmith Collective (Abattoir) ('the Collective') intends to complement our existing value-add activities on farm (boning, slicing, & distribution) to include slaughtering of animals on farm, negating the need to transport livestock to a distant abattoir. This eliminates unnecessary stress on animals associated with live transport, and also reduces the stress on animals associated with long pre-slaughter wait times and unfamiliar surroundings. The localized processing generates benefits beyond animal welfare; less stress results in a reduction in cortisol and adrenalin production, thus preventing glycogen depletion and the potential for dark cutting meat, and therefore contributes to higher meat quality. It also reduces greenhouse gas emissions by eradicating transport of our own animals and dramatically reducing distances for the other local farmers processing as members of the Collective, and creates a circular bioeconomy as surplus biological yield is composted and utilised on farm. The Collective's energy needs will also be met primarily with renewables, creating further ecological benefits.

1.1 Purpose

'Abattoir' is a Section 2 use in the Farming Zone Clause 35.07. The definition of 'abattoir' in Clause 73.03, included in Rural Industry as *Land used to slaughter animals, including birds. It may include the processing of animal products.*

The objective of this development proposal is to effectively and safely construct and operate a micro-abattoir and boning room on our agroecological farm in a way that addresses climate change and biodiversity loss through avoided greenhouse gas emissions and a circular bioeconomy.

We will manifest this objective by managing the solid and liquid by-product streams of our operations to ensure that the environment is protected and nourished. A 'waste-nothing' approach will ensure that there is minimal surplus nutrient, as most by-product will be further processed for human consumption (e.g. blood and offal) or hides or leather. Building on this objective, the Collective's minimal surplus nutrient will be used to enhance the quality of the soil at Jonai Farms, thereby promoting improved water retention, ground cover, carbon sequestration, and biodiversity.

The Collective's energy requirements for electricity and hot water will be managed to minimise greenhouse gas emissions, and to metabolise surplus yields in circular bioeconomies.

1.2 Description of operations

The Proposed Facilities: Micro-abattoir, boning room & farm gate shop

The facility will encompass slaughter and a reconfigured boning room with commercial kitchen and a larger farm gate shop, which will be constructed, managed and operated under PrimeSafe approvals and licensing, which requires all abattoirs to comply with relevant Australian and Victorian standards and guidelines, including:

- Australian Standard for the Hygienic Production and Transportation of Meat and Meat Products for Human Consumption (AS 4696:2007)
- A Guide to the Implementation and Auditing of HACCP
- Microbiological Testing for Process Monitoring in the Meat Industry Guidelines

The facility has capacity to accommodate the needs of approximately 15 other farms who will be members of the Collective. The facility will operate up to one kill day per week, alternating cattle (up to 6/day) and pigs (up to 30/day).

This dictates a chiller in the abattoir with space for up to 12 beef (we hang most beef carcasses for up to three weeks) and 30 pigs, with capacity to chill whole carcasses to 7C within 24 hours (as per **AS 4696:2007**).

The boning room will house separate refrigeration for raw and RTE products with capacity as above. There is also a curing room for our range of salumi – Spanish-style jamón, capocollo, pancetta, guanciale, and bresaola. The kitchen has space, equipment, and cross-contamination management for making pâté de tête, bone broths, and fat rendering for soap making, smoking bacon and ham, and dehydrating pet treats from trotters, ears, and tails.

Visitor Experience: Farm Gate Shop & Workshops

The farm gate shop will be a rustic and welcoming place for locals and tourists alike to shop. Farmer members of the Collective are welcome to sell their produce through the shop alongside Jonai Farms produce.

The boning room will operate on average four days per week, and the farm gate shop will be open six days per week as per current hours Monday through Saturday, 10am to 4pm.

We will continue to offer our popular range of workshops – up to one per month, typically on weekends.

Soil and Water Health: Nutrient Management

The Farming Zone Decision Guidelines require consideration of:

- **The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.**
- **The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.**

Operational activities comprise the licensed slaughter of livestock (cattle, pigs and (future provision for) sheep and alpacas) and processing and inspection of their carcases to the dressed carcase state, the processing and inspection of all edible offal, and the production of non-retained offal and other biological by-products.

Throughput

The capacity of the abattoir is as follows:

Cattle: 5-12/month (average 8/month)
Pigs: 40-60/month (average 45/month)

At this stage, none of the farms raise other species, though there will be capacity for sheep and alpacas.

Infrastructure and access

The lairage will provide sufficient pens within yards to hold:

- Selected stock for the day's processing shift.
- Any stock rejected at ante mortem inspection

All pens will have watering points.

Lairage has been designed according to Temple Grandin's world-renowned high animal welfare designs. Effluent is washed into a holding tank, to be collected and spread on paddocks.

Byproduct management

The abattoir will have equipment and space to ensure we can save cattle hides and edible offal for member farms, and to process intestines for sausage casings (as per **AS 5011:2001**). Blood will also be collected in a hygienic manner for human consumption in accordance with **AS 4696:2007**. This significantly reduces the volume of liquid and solid surplus nutrient for composting on site. 'Waste' management will be in accordance with PrimeSafe standards and relevant environmental regulation and guidance, where all waste is contained, treated and re-used on site.

An Environmental Management Plan (EMP) will be used in conjunction with our Food Safety Plan HACCP system to manage quality, biosecurity, and environmental compliance requirements across the operational aspects of our on-farm processing at Jonai Farms & Meatsmiths. The EMP provides effective and compliant management processes for the biological by-products generated from our operations, detailing how we avoid potential negative externalities. These documented processes adhere to and exceed leading industry

environmental practice and will provide a positive environmental outcome from the Collective's operations.

Nutrient Management Detail: A Circular Bioeconomy

Solid waste material - ROTATING DRUM COMPOSTER

All waste from the abattoir will be combined with locally sourced carbon material (wood chips/sawdust and soiled cardboard). To maintain active composting operation during periods of minimum waste generated from the abattoir, organic waste from the farm operation will be utilized as an alternative input.

The capacity of the composting drum is defined as the maximum amount of organic material that can be processed into compost within optimum time limits and with highest possible consistency. The Jonai composting unit is 1.5m in diameter and 6.0m in length. It has a Weekly Average Capacity of 1000kg and an Annual Average Capacity of 35,000kg.

Up to 30% of the composted material expelled from the compost drum is utilized to balance C to N ratio at waste material input. The remaining composted material is stored in fenced bunded piles to mature for later spreading on pasture and garden beds.

Liquid waste material

Daily estimated liquid waste produced:

- Abattoir operating days – 2,500L/day
- Boning room operating days – 500L/day

Maximum weekly liquid waste produced 4,500L/week

Waste management practices in the facility to minimize nutrient loads and BOD of wastewater will include:

- Dry composting collection facilities on-site
- Clean-up operations of both the kill floor and boning room will incorporate a dry sweep prior to washdown.

Grey water will drain to:

1. sediment trap.
2. 3,000L active aerobic digester and secondary settlement tank (initial investigation of an ACE3000 manufactured by Fuji Clean Australia)
3. 3,000L holding / pump tank
4. Irrigation

Services Considerations

No reticulated water supply is available. This will dictate that a 150,000lt water storage tank is required, with associated filters/sterilization/pressure pumps, and regular testing of water for e coli.

Limited electrical supply capacity is available. A single phase 80amp connection is currently fully utilized on the site. A suitably sized solar array and electrical storage system will be

required to provide stable power to the facility. To reduce the electrical load, a hot water boiler (fired from waste vegie oil) and associated hot water storage tank will be incorporated into services design.

Property Details

Country: Dja Dja Wurrung
Street address: 129 Morgantis Rd Eganstown VIC 3461
Lot & Plan number(s): Allot 94E~B/PP2261 & Allot 94F~B/PP2261
Zone: Farming
Shire: Hepburn
Parish: Bullarook
Total area: 28.5 ha

Decision Guidelines: Farming Zone

The Decision Guidelines of the Farming Zone Clause 35.07-6 have been considered in this development application.

The proposed Collective directly addresses several of the purposes of the Farming Zone:

- To encourage the retention of employment and population to support rural communities.
- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
- To provide for the use and development of land for the specific purposes identified in a schedule to this zone.

The Hepburn Planning Policy Framework Clause 14 Natural Resource Management states that 'Planning should ensure agricultural land is managed sustainably, while acknowledging the economic importance of agricultural production.' Jonai Farms already enact sustainable land management, and the Collective enables us to further support other local sustainable farms at a time when smallholders' access to abattoirs is rapidly declining.

The Hepburn Planning Scheme aims include:

- 02.03-4, Agricultural land: Emerging rural industries include locally sourced produce, value added food manufacturing and related products and rural tourism
- 02.03-7, Rural enterprises: Hepburn Shire is a significant agricultural region and part of Melbourne's' food bowl'. The region's contribution will become of even greater importance to the State in adapting to a changing climate.
- 14.01-2S, Sustainable agricultural land use, strategies: Encourage diversification and value-adding of agriculture through effective agricultural production and processing, rural industry and farm-related retailing.
- 17.01-1S, To strengthen and diversify the economy: Improve access to jobs closer to where people live.

- 19.01-1S, Support energy infrastructure projects in locations that minimise land use conflicts and that take advantage of existing resources and infrastructure networks. Facilitate energy infrastructure projects that help diversify local economies and improve sustainability and social outcomes.

Pest Management – Rodents and Feral Animals

A proactive approach is taken to manage pest animals. There is a pig-proof fence around the pig paddock boundary to deter predators.

Mortalities unfit for further processing will be immediately removed to the deep pit burial site or in-vessel rotating composter (dependent on size). Fly bait stations may be strategically used around the abattoir if required. As with the existing boning room and commercial kitchen facilities, rodent bait is used sparingly in pet- and livestock-proof bait stations.

Protection of Native Trees and Vegetation

There were existing native and exotic trees and shrubs on the farm when we arrived in 2011, and we have planted thousands more, including cultivating the remnant snowgums on top of the volcano to contribute to the conservation of this increasingly threatened local species. Vegetated filter strips have been planted on the slopes above dams on the farm.

The Farming Zone Decision Guidelines state:

- **The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.**

We plan to plant a diverse range of native and exotic trees and shrubs in concentric arcs from just beyond the leach field from the facility to Morgantis Road, creating a silvopasture system for holistically grazing livestock (see **Appendix D: Site plan, elevations, and floor plan**). The plantings will create several benefits through increased biodiversity, habitat, shade, fodder, improved soil health, and by working as vegetated filter strips between the abattoir and the seasonal waterway on Morgantis Road. They will also improve the beauty of the paddock and provide more of a buffer from any sounds that might impact on neighbours' amenity.

No native trees or vegetation will be damaged or removed during construction.

Other Relevant Policy Alignment

We further note the Collective's alignment with the following relevant frameworks and strategies:

Alignment with Hepburn Shire Policy

The **Hepburn Shire Community Vision and Council Plan** aim for 'a resilient, sustainable and protected environment,' 'a healthy, supported, and empowered community,' and 'diverse

economy and opportunities.' The Collective will be a localized, ecologically-sound, and socially-just operation supporting approximately 15 local farms, and employing five FTE across its direct and ancillary activities. It will bring value chain control into the hands of more farmers, providing a more resilient local agricultural sector. It also meets the Shire's ambitions to be an ecologically-sound and socially-just agri-tourism destination, with flow-on benefits to the other farms with farm gate shops.

Hepburn Z-NET is a collaborative partnership bringing together community groups, organisations, experts and council to shift the Hepburn Shire to zero-net energy by 2025 and zero-net emissions by 2030. As the only local slaughter facility, the Collective will significantly reduce greenhouse gas emissions with drastically shorter driving times for several farms, with the important additional benefit of less stress for animals transported shorter distances to slaughter (or in the case of our animals, not transported at all). The facility will be on standalone solar and use waste vegie oil to heat water, creating a further significant reduction in fossil fuel reliance.

The **Sustainable Hepburn Strategy** advocates themes for 'beyond zero emissions,' 'biodiversity and natural environment,' 'low waste,' and 'climate resilience,', all of which the Collective's development will promote and progress.

Alignment with Victorian Policy

Victoria's new 10-year Strategy for Agriculture emphasises building resilience including to our changing climate. It is structured around the following [relevant] themes:

- **Recover** from the impacts of drought, bushfires and the coronavirus (COVID-19) pandemic and become an engine of growth for the rest of the economy. Including a commitment to: Support farmers with information and tools to build resilience.
- **Protect** and enhance the future of agriculture by ensuring it is well-placed to respond to climate change, pests, weeds, disease and increased resource scarcity. Including a commitment to: Ensure Victorian agriculture is well placed to manage climate risk and continues to be productive and profitable under a changed climate.

The **Victorian Animal Welfare Action Plan**'s vision is for 'A Victoria that fosters the caring and respectful treatment of animals.' It has explicit aims to ensure that 'the market has confidence in Victoria for ethical and responsible animal production.' Jonai Farms and our Collective member farms put animal welfare first in all production choices – all livestock are pasture-raised on grass and enjoy the 'five freedoms of animal welfare':

1. *Freedom from hunger and thirst:* by ready access to fresh water and a diet to maintain full health and vigour.
2. *Freedom from discomfort:* by providing an appropriate environment including shelter and a comfortable resting area.
3. *Freedom from pain, injury or disease:* by prevention through rapid diagnosis and treatment.
4. *Freedom to express normal behaviour:* by providing sufficient space, proper facilities and company of the animal's own kind.

5. *Freedom from fear and distress:* by ensuring conditions and treatment which avoid mental suffering.

The Collective Abattoir will strengthen all farms' capacity to ensure animals are free from the discomfort of long transport and waiting times at distant abattoirs, and from the fear and distress associated with those activities and environments.

The **North Central Victoria Regional Sustainable Agriculture Strategy** is a high level strategy that suggests moving towards greater adoption of sustainable agriculture that will require land managers to collectively reconsider current practices.

The **North Central Regional Catchment Strategy** priority directions include: 'Continue to increase the uptake of sustainable agricultural practices through implementation of the Regional Sustainable Agriculture Strategy, Soil Health Action Plan and Land and Water Management Plan for the Loddon Campaspe Irrigation Region (LCIR).' The Collective not only is proposed to support our own sustainable agricultural practices, but also a dozen or more other local sustainable farms, and deepen all of our sustainable practices through reduced emissions.

The **Recycling Victoria: A new economy** policy and action plan for waste and recycling includes the following priorities:

- Invest in priority infrastructure: Victoria will have the right infrastructure to support increased recycling, respond to new bans on waste export and safely manage hazardous waste.
- Provide support for local communities and councils: A new Supporting Victorian Communities and Councils program will support regional growth and community connectivity
- Reducing business waste: A new Circular Economy Business Innovation Centre will help businesses reduce waste and generate more value with fewer resources.

The Collective's nose to tail and paddock to paddock approach will minimise potential waste, and recycle nutrients on the farm through the use of the in-vessel composting drum, creating a healthy circular bioeconomy.

We also note that the Victorian Government is committed to improving planning and other business approvals processes to support economic recovery, having established the **Better Approvals for Business** program in November 2020.

Alignment with Global Best Practice

A 2019 report by the High Level Panel of Experts on Food Security and Nutrition of the UN Committee on World Food Security, *Agroecological and other innovative approaches for sustainable agriculture and food systems that enhance food security and nutrition, recommends:*

> adapting support to encourage local food producers, food enterprises and communities to build recycling systems by supporting the reuse of animal waste, crop

residue and food processing waste in forms such as animal feed, compost, biogas and mulch. (p.22)

Overlays that Apply to the Property

The planning overlays that apply to part of the property include:

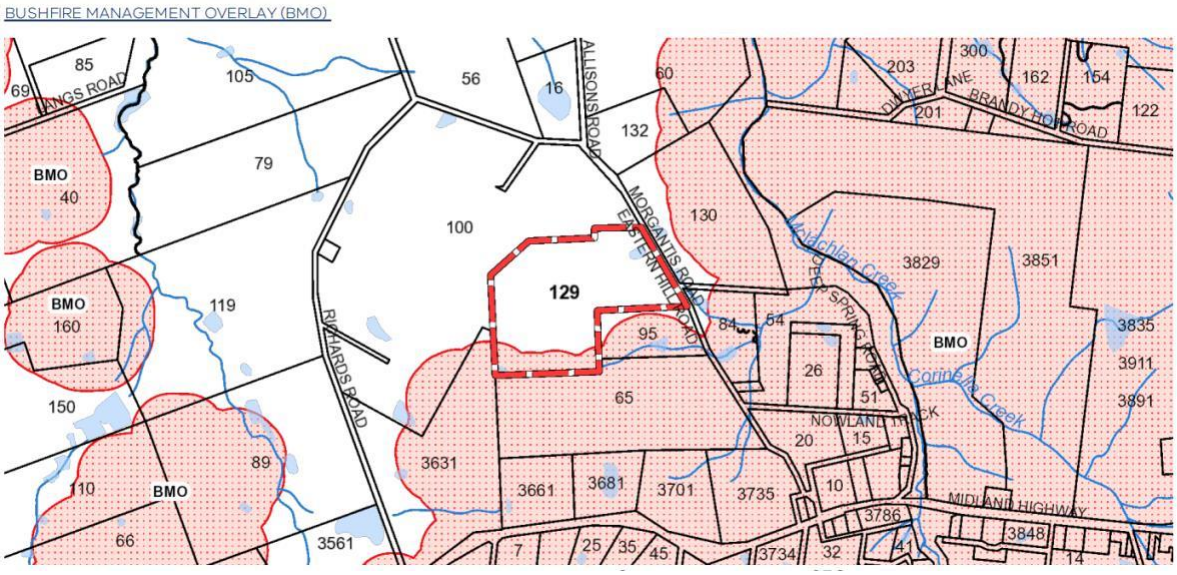
- Bushfire Management Overlay (BMO)
- Environmental Significance Overlay (ESO)
- Environmental Significance Overlay – Schedule 1 (ESO1)
- Erosion Management Overlay (EMO)
- Erosion Management Overlay Schedule (EMO)
- Significant Landscape Overlay (SLO)
- Significant Landscape Overlay – Schedule 1 (SLO1)

- Part of this property is an 'area of cultural heritage sensitivity'.

Overlays Impacting Proposed Abattoir Site

The location of the planning overlays affecting the property are shown in the following maps.

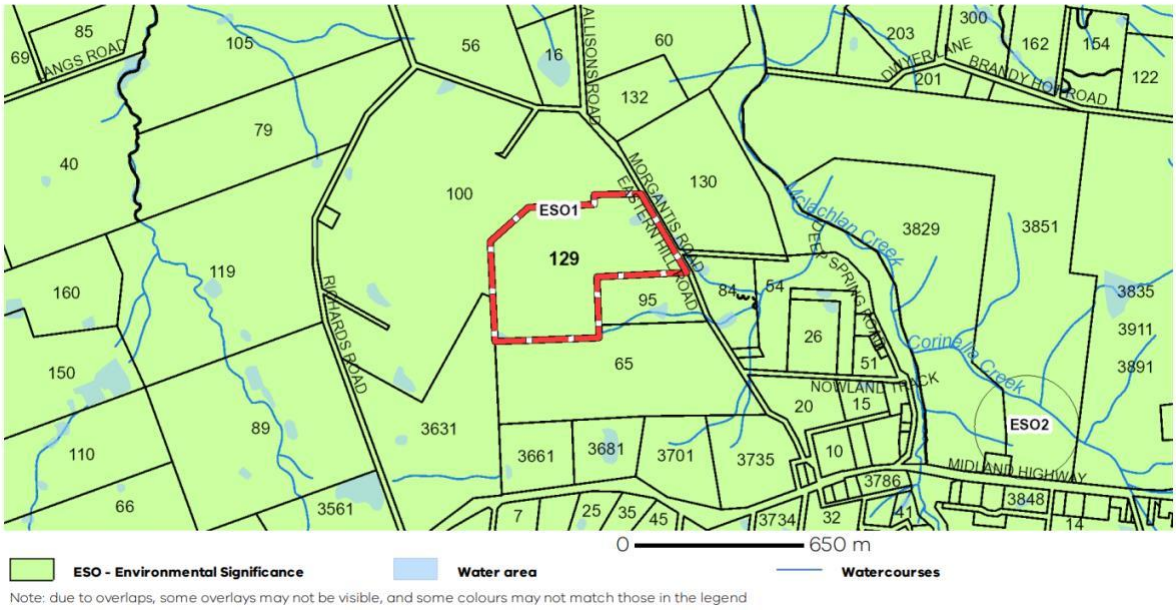
Bushfire Management Overlay (BMO)



The BMO is applied to the southern parts of the pig paddocks. As no building works are proposed in those areas, the BMO does not impact on this proposal.

Environmental Significance Overlay (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)
ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

The ESO applies to the entire property and surrounding district. Schedule 1 (ESO1) states that: "Hepburn Shire is situated in the Central Highlands at the source of a number of catchments linked to Port Phillip Bay or the Murray River. Protection of the quality of this water has significant local and regional implications, especially where these catchments provide domestic water supply."

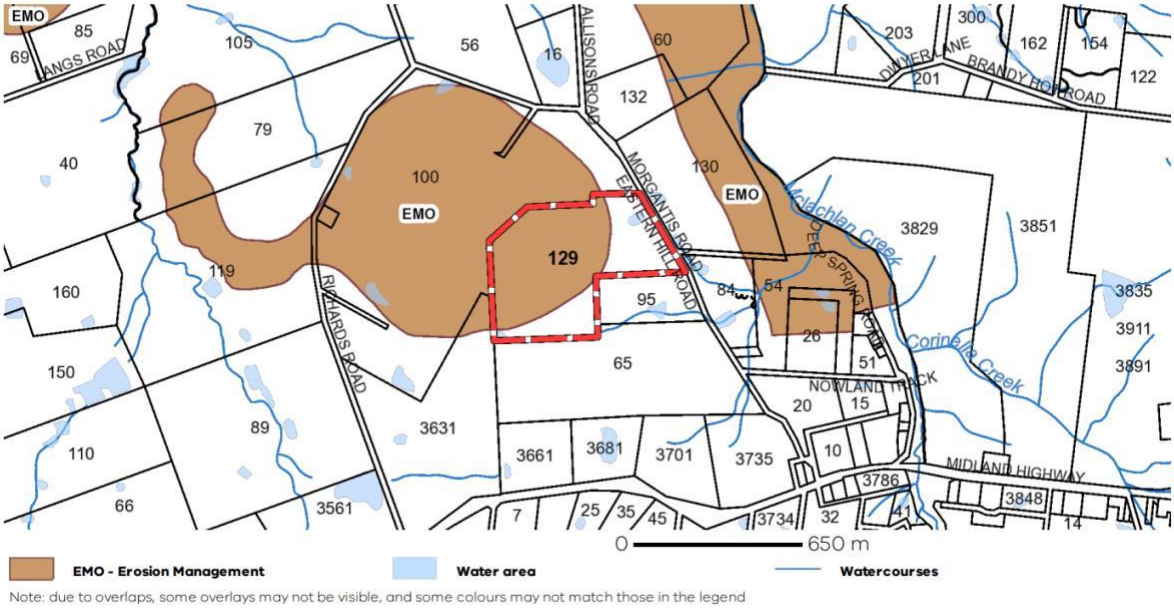
As the primary objective of the ESO1 is to protect the quality of local waterways, the relevance to the abattoir is to ensure separation and filtration between the facility and any solid or liquid waste and two seasonal waterways: one that runs directly behind the dam in the Beta (B) paddocks and one that commences on Morgantis Road **(see Appendix B – Locality Plan).**

In regards to the southern waterway near the pig paddocks, we have fenced and planted a vegetated filterstrip uphill of that dam, given 35m separation minimum (meeting the Victorian Low Density Mobile Outdoor Pig Farm Planning Permit Guidelines, which stipulate 30m). We have also fenced a triangular section above that dam and planted another vegetated filter strip 65m deep.

We propose to site the abattoir approximately 175m from the seasonal waterway on Morgantis Road (in excess of the 30m buffer required by Clause 14.02-1S). We have detailed our plans for **'waste' management** in this application to ensure there is no risk of contamination of local waterways.

Erosion Management Overlay (EMO)

EROSION MANAGEMENT OVERLAY (EMO)
EROSION MANAGEMENT OVERLAY SCHEDULE (EMO)

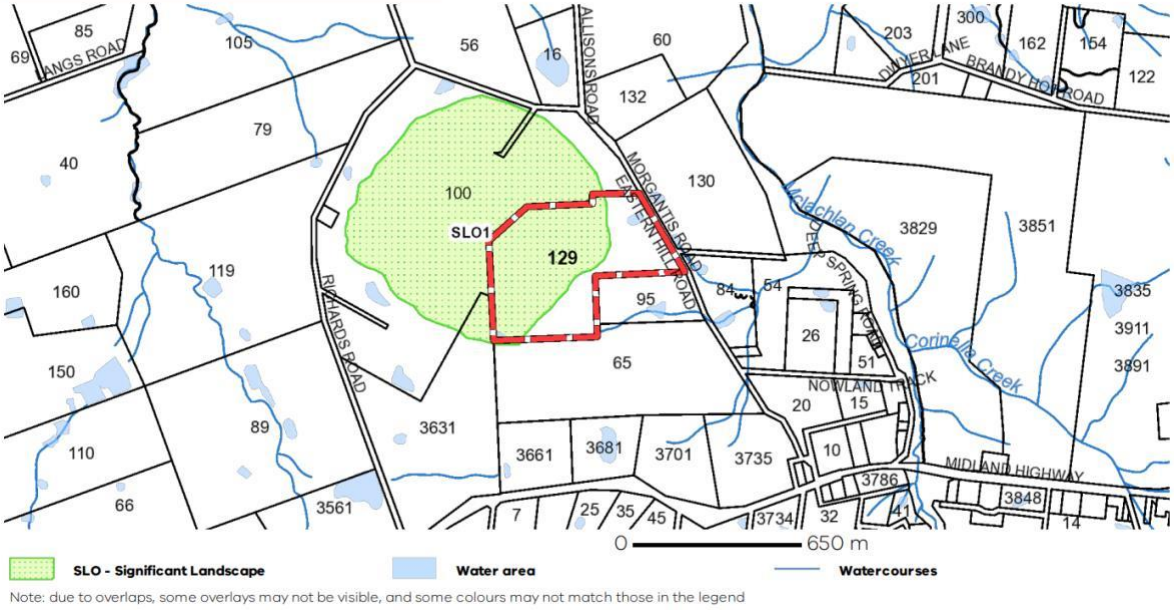


Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

The farm encompasses the southern slopes of one of the region's ancient volcanoes, to which an EMO is applied. It does not impact on the proposed abattoir site **(see Appendix B – Locality Plan)**.

Significant Landscape Overlay (SLO)

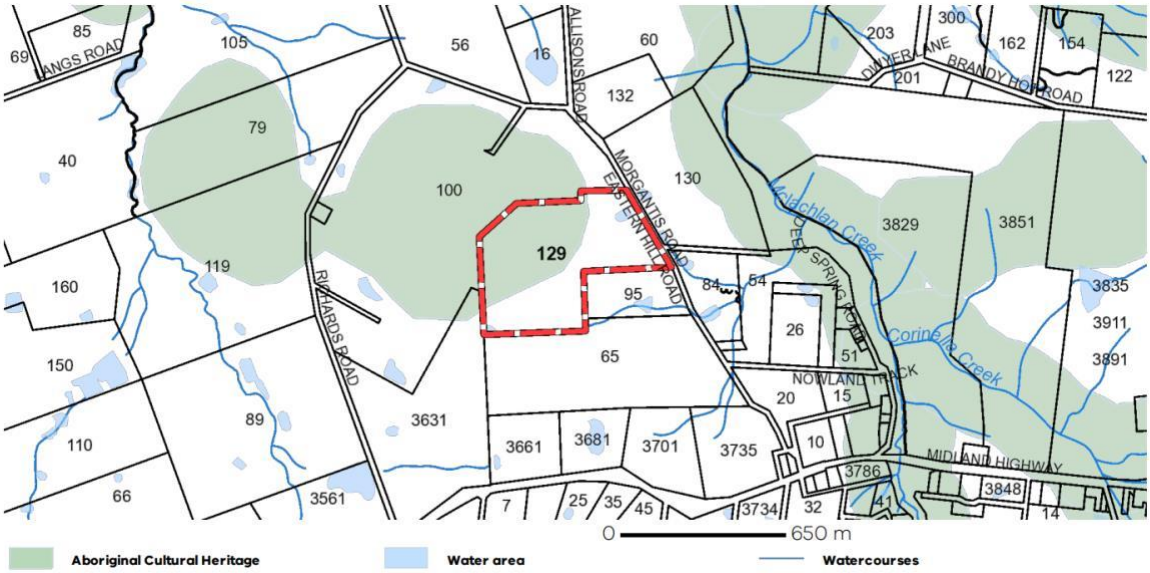
SIGNIFICANT LANDSCAPE OVERLAY (SLO)
SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 1 (SLO1)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

The farm encompasses the southern slopes of one of Djaara Country's ancient volcanoes, to which an SLO is applied, with the objective of preserving the distinctive visual character of these peaks. It does not impact on the proposed site for the abattoir, and the building has been designed to be sympathetic to the slopes behind.

Areas of Aboriginal Cultural Heritage Sensitivity



The steeper reaches of the volcano on the farm are in an 'area of Aboriginal Cultural Heritage Sensitivity'. This area is outside the scope of the abattoir.

Multiple small-scale artisanal farms that will benefit from the project

There are several other farms interested in becoming members of the Jonai Meatsmith Collective. We already provide contract butchering services or boning room access to many of them.

- Pig & Earth Farm
- Ethical Swine
- Glenaleece Farm
- Abundance Farm
- Tall Poppy Farm
- Brooklands Free Range
- Danny's Farm

Risk and compliance/insurance requirements

- The abattoir will require a license with Primesafe.
- We already carry $20 million in Public Liability Insurance, as well as Business Insurance, Product Liability, and WorkCover. Amendments will be made to the existing policies to reflect the new and changed facilities.
- A Planning Permit is required as an abattoir is a Schedule 2 'permitted use' within the Farming Zone. We have had a pre-application meeting with the Council Planners and the Manager of Economic Development for Hepburn Shire.

Timeline

Date range	Activities
2022	Project planning phase • Development of vision and project plan • Abattoir design • Preparation of Development Application • Draft budget • Funding model development for capital expenses • Business modelling
Nov 2022	Submit Development Application to Council
Mar 2023-Jun 2023	Site preparation & order equipment
Jun 2023	Commence construction
Nov 2023	Commission facility, including license with PrimeSafe

Budget (Planning & Construction)

The total budget for construction is $375,000, exclusive of equipment fitout.

Details of Co-Custodians

Name: Tammi and Stuart Jonas
Name of business: Jonai Farms & Meatsmiths
Phone: 0422 429 362
Email: jonaifarms@gmail.com
PIC: 3HPNY105

Appendices

Appendix A: Primesafe licence (see attached)

Appendix B: Locality plan. The farm is located approximately 8km west of the nearest township of Daylesford.

Appendix C: Farm Site Plan

Appendix D – Site plan, elevations & floor plan (see attached)

Appendix E – Site levels (see attached)

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Environmental Management Plan

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1. INTRODUCTION AND PURPOSE

This Jonai Meatsmith Collective abattoir ('the Collective') Environmental Management Plan (EMP) is used in conjunction with our Food Safety Plan HACCP system to manage quality, biosecurity, and environmental compliance requirements across the operational aspects of our on-farm processing at Jonai Farms & Meatsmiths. This EMP provides effective and compliant management processes for the biological co-products generated from our operations, detailing how we avoid potential negative externalities. These documented processes adhere to and exceed leading industry environmental practice and will provide a positive environmental outcome from the Collective's operations.

Jonai Meatsmiths has operated a licenced butcher's shop in Eganstown Victoria since 2014. The licence to operate was granted by Victorian authority PrimeSafe under the Victorian *Meat Industries Act 1993*. **See Appendix A for PrimeSafe licence**.

Jonai Meatsmith Collective slaughters animals on-farm, to negate the need to transport livestock to a distant abattoir. This eliminates unnecessary stress on animals associated with live transport, and also reduces the stress on animals associated with long pre-slaughter wait times and unfamiliar surroundings. The localized processing generates benefits beyond animal welfare; less stress results in a reduction in cortisol and adrenalin production, thus preventing glycogen depletion and the potential for dark cutting meat, and therefore contributes to higher meat quality. It also reduces greenhouse gas emissions by eradicating transport of our own animals and dramatically reducing distances for the other local farmers processing with the Collective, and creates a circular bioeconomy as surplus biological yield is composted and utilised on farm. The Collective's energy needs are met primarily with renewables, creating further ecological benefits.

Jonai Meatsmiths Collective's approach is based on the following elements of agroecology (FAO 2019):

- Diversity: diversification is key to agroecological transitions to ensure food security and nutrition while conserving, protecting and enhancing natural resources.
- Co-creation and sharing of knowledge: agricultural innovations respond better to local challenges when they are co-created through participatory processes.
- Synergies: building synergies enhances key functions across food systems, supporting production and multiple ecosystem services.
- Efficiency: innovative agroecological practices produce more using less external resources.
- Recycling: more recycling means agricultural production with lower economic and environmental costs.
- Resilience: enhanced resilience of people, communities and ecosystems is key to sustainable food and agricultural systems.
- Human and social values: protecting and improving rural livelihoods, equity and social well-being is essential for sustainable food and agricultural systems.
- Culture and food traditions: by supporting healthy, diversified and culturally appropriate diets, agroecology contributes to food security and nutrition while maintaining the health of ecosystems.

- Responsible governance: sustainable food and agriculture requires responsible and effective governance mechanisms at different scales – from local to national to global.
- Circular and solidarity economy: circular and solidarity economies that reconnect producers and consumers provide innovative solutions for living within our planetary boundaries while ensuring the social foundation for inclusive and sustainable development.

1.1 Purpose

The objective of this EMP is to effectively and safely operate a micro-abattoir and boning room on our agroecological farm in a way that addresses climate change and biodiversity loss through avoided greenhouse gas emissions, and a circular bioeconomy.

We manifest this objective by managing the solid and liquid co-product streams of our operations to ensure that the environment is protected and nourished. A waste-nothing approach helps ensure that there is minimal surplus nutrient, as most co-product will be further processed for human consumption (e.g. blood and offal) or hides or leather. Building on this objective, the Collective's minimal surplus yield is used to enhance the quality of the soil at Jonai Farms, thereby promoting improved water retention, ground cover, carbon sequestration, and biodiversity.

The Collective's energy requirements for electricity and hot water are managed to minimise greenhouse gas emissions, and to metabolise surplus yields in circular bioeconomies.

1.2 Description of operations

The Proposed Facilities: Micro-abattoir, boning room & farm gate shop

The facility encompasses not only slaughter, but also a reconfigured boning room with commercial kitchen and a larger farm gate shop. The facility has capacity to accommodate the needs of approximately 15 farms involved in the Collective.

The facility operates no more than one kill day per week, alternating cattle (up to 6/day) and pigs (up to 30/day).

This dictates a chiller in the abattoir with space for up to 12 beef (we hang most beef carcasses for up to three weeks) and 30 pigs with capacity to chill whole carcasses to 7C within 24 hours (as per AS 4696: 2007).

The abattoir has equipment and space to enable us to save cattle hides and edible offal for member farms, and to process intestines for sausage casings (as per AS 5011:2001). Blood is also collected in a hygienic manner for human consumption in accordance with AS 4696: 2007. This significantly reduces the volume of liquid and solid surplus yield for composting on site.

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The boning room houses separate refrigeration for raw and RTE products with capacity as above. There is also a curing room for our range of salumi – Spanish-style jamón, capocollo, pancetta, guanciale, and bresaola. The kitchen has space, equipment, and cross-contamination management for making pâté de tête, bone broths, and fat rendering for soap making, smoking bacon and ham, and dehydrating pet treats from trotters, ears, and tails. These are all activities we have undertaken in the existing licensed retail butcher's shop for the past 9 years.

Lairage has been designed according to Temple Grandin's world-renowned high animal welfare designs. **Effluent is managed as per the Land Capability Assessment (LCA) (Appendix B).**

Visitor Experience: Farm Gate Shop & Workshops

The farm gate shop is a rustic and welcoming place for locals and tourists alike to shop. Farmer members of the Collective are welcome to sell their produce through the shop alongside Jonai Farms produce.

The boning room operates on average four days per week, and the farm gate shop is open six days per week as per current hours Monday through Saturday, 10am to 4pm.

Throughput

The capacity of the abattoir is as follows:

Cattle: 5-12/month (average 7/month)
Pigs: 32-60/month (average 45/month)

At this stage, none of the farms raise other species, though there is capacity for sheep and alpacas.

Infrastructure and access

The lairage provides sufficient pens within yards to hold:

- Selected stock for the following processing shift.
- Any stock rejected at ante mortem inspection
- Any stock held over till the subsequent shift.

All pens for overnighted animals have watering points.

On-farm daily operations

Operational activities comprise the licensed slaughter of livestock (cattle, pigs and (future provision for) sheep and alpacas) and processing and inspection of their carcases

to the dressed carcase state, the processing and inspection of all edible offal, and the production of non-retained offal and other biological co-products.
Both solid and liquid surplus yield is removed from the facility to designated covered receptacles for storage, ready for transfer to the composting site. The fate of the surplus yield is recorded including dates, locations, volumes, temperatures reached through composting, and observations about soil biology and plant health after application.

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2. STATUTORY REQUIREMENTS

2.1 Relevant Legislation

The Jonai Meatsmith Collective Abattoir must comply with Victorian and federal legislation. This EMP does not specifically address the requirements of licensing by PrimeSafe for the hygienic production of meat and meat products for human consumption, although there is overlap in compliance with relevant Australian Standards, planning provisions, and environmental protections. Jonai Farms is committed to ensuring compliance with all legislation and guidance from the government.

The Collective's process for the management of non-economic co-products such as waste water from the cleaning of the facility and the components of livestock that do not have value in the livestock production supply chain, and reusing these on farm in the production of compost for soil conditioning in a circular bioeconomy. This beneficial reuse reduces waste sent to landfills and prevents inappropriate disposal of organic co-products.

The following legislation and regulations have been considered in the preparation of this EMP:

- *Environment Protection Act 2017*
- *Environment Protection (Scheduled Premises) Regulations 2021*
- *Public Health and Wellbeing Act 2008*
- *Livestock Disease Control Act 1994*
- *Food Act 1984*
- *Meat Industry Act 1993*
- *Australian New Zealand Food Authority Act 1991*

2.2 Relevant guidelines

The following guidelines have been considered in the preparation of this EMP:

- EPA Publication IWRG641.1 Farm waste management
- Australian Standard 4696:2007 - Hygienic Production and Transportation of Meat and Meat Products for Human Consumption
- Australian Standard 5011:2001 Australian Standard for Hygienic Production of Natural Casings for Human Consumption
- Australian Standard 4454:2012 – Composts, Soil Conditioners and Mulches
- On-farm composting of cattle mortalities (Ag Vic)

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3. ROLES AND RESPONSIBILITIES

To deal justly with future generations through careful custodianship of the land and all on it, and to achieve compliance with legislative requirements, the Collective has a responsibility to ensure that all environmental commitments, management and mitigation measures have been met. This includes a commitment to recovering maximum edible and otherwise useable product from each carcass, and careful management of surplus yield by nutrient cycling on farm.

The Collective workers are skilled in agriculture and the meat industry. During operations, two to four staff are present on site.

Table 4.1 below shows the roles and responsibilities in relation to the preparation and implementation of the EMP.

Table 4.1 Roles and responsibilities in relation to EMP

Role	Responsibilities
Jonai Farms & Meatsmiths Co-Custodians	High level review High level inspection and audit Review and approval of annual environment report
Collective Manager	Emergency response coordinator Preparation of annual environment report Oversight of on-farm activities outlined in EMP Inspection of composting and deep burial sites (as applicable) Disposal of biological by-products off-site as a contingency
Slaughter staff	Implementation of maximum edible and useable harvest of biological co-products Implementation of surplus yield and waste water management protocols Housekeeping

Collective Farmer Members	Implementation of highest standards of animal welfare in production and transport Implementation of biosecurity protocols

4.1 Operations team

Co-Custodians

The Co-Custodians (CC's) of Jonai Farms and Meatsmiths (Stuart and Tammi Jonas) have full responsibility for the site. The CC's are supported by up to four slaughter staff. The CC's are responsible for the safety and smooth operation of the stockyards and composting site. Any complaints or comments will be received and investigated by the CC's.

The CC's document the date and time of the event, the location of the event, identity and contact details of the person making a complaint, a full description of the complaint and when the Collective will respond to the complainant (usually within 24 hours). An investigation will then be conducted by the CC's, with a verbal and written response provided to the complainant.

The investigation will consider the weather conditions at the time of the event, the activities occurring at the time, the staff present and the presence of the livestock producer. The investigation will also consider if there are any breaches of compliance or approval conditions and if further monitoring and investigation is required and/or regulatory authorities need to be notified.

Collective Manager

The Manager is responsible for the day to day activities of the site including the management of waste water and surplus yield. This includes the safe capture, storage and transportation of waste water and surplus yield to the composting site on farm or transportation to designated further processing sites.

Any complaints received by the Manager will be promptly communicated to the Co-Custodians for further investigation.

Slaughter staff

The staff will be responsible for ensuring that the housekeeping around the site is maintained and for the washdown of the facility.

Livestock producer

The livestock producer is responsible for providing a resource to assist with moving livestock into the yards and handling rejected livestock.

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4. ENVIRONMENTAL RISK ASSESSMENT

An environmental risk assessment has been conducted by Jonai Farms Co-Custodians Stuart Jonas BBldg, MEnvSc, and Tammi Jonas BA, PgBEd, PgDip. Tammi previously worked as a Senior Risk Analyst for the federal government, and participates in the Livestock Sub-Committee of the Committee on Agriculture of the UN Food & Agriculture Organisation as well engagement with several other UN processes related to livestock and sustainable agriculture. She is also a co-author of two relevant book chapters:

- Wallace, R., Liebman, A., Weisberger, D., Gilbert, M., Jonas, T., Hogerwerf, L., Bergmann, L., Kock, R., & Wallace, R. 2021. Industrial agricultural environments, in *The Routledge Handbook of Biosecurity and Invasive Species*, Routledge.
- Wallace, R.G., Alders, R., Kock, R., Jonas, T., Wallace, R. & Hogerwerf, L. 2019. 'Health Before Medicine: Community Resilience in Food Landscapes', in *One Planet One Health*, USA.

Inappropriate management and disposal of non-economic by-products from the slaughter process and the associated waste water, poses a potential risk of contamination of land, surface water and groundwater. Appropriate management of waste water and surplus yield are key considerations for the Collective.
The use of separation of economic co-products and surplus yield has resulted in an appropriate treatment and reuse of all aspects of the abattoir process. The composted material provides a valuable soil conditioner for Jonai Farms without adding to landfill.

Below is a risk assessment of on-farm abattoir activities. Table 5.1 shows the definitions of likelihood, Table 5.2 the definitions of consequence and finally Table 5.3 the environment risk assessment matrix.

Table 5.1 Likelihood definitions

Descriptor	Likelihood
Almost certain	The event is expected to occur in most circumstances
Likely	The event will probably occur in most circumstances
Possible	The event should occur at some time
Unlikely	The event could occur at some time
Rare	The event may occur only in exceptional circumstances

Table 5.2 Consequence definitions

Rating	Description

Insignificant	Localised temporary impact. Remediation not required.
Minor	Localised temporary impact to environmental values. Remediation and rectification able to be conducted immediately. Cost of remediation <$10,000.
Moderate	Local longer-term impact. Remediation requires planning prior to implementation. Cost of remediation >$10,000 to <$50,000.
Major	Off-site impacts to environmental values. Long-term remediation required. Cost of remediation >$50,000 and <$100,000. Regulation and enforcement activity likely.
Severe	Permanent off-site impacts to multiple environmental values. Unlikely to be remediated easily. Prosecution likely. Cost of remediation >$100,000.

Table 5.3 Environmental risk assessment matrix

	Consequence				
Likelihood	**Insignificant 1**	**Minor 2**	**Moderate 3**	**Major 4**	**Severe 5**
A Almost Certain	Negligible	Moderate	High	Extreme	Extreme
B Likely	Negligible	Moderate	Moderate	High	High
C Possible	Negligible	Low	Moderate	High	High
D Unlikely	Negligible	Low	Low	Moderate	Moderate
E Rare	Negligible	Negligible	Negligible	Low	Moderate

Table 5.4 Environmental risk assessment for unmitigated and residual risk associated with Victorian micro-abattoir operations

Risk	Likelihood	Consequence	Risk	Mitigation and management measures	Likelihood	Consequence	Residual Risk
Impacts to air quality amenity	Unlikely	Insignificant	Negligible	Maintain and operate vehicles in accordance with manufacturers' specifications	Rare	Insignificant	Negligible
				Operations sited more than 200 metres from neighbouring residences in the FZ	Rare	Insignificant	Negligible
				Regular cleaning and sanitising of all surfaces and equipment likely to generate odour.	Rare	Insignificant	Negligible
				Regular disposal of odour generating material.	Rare	Insignificant	Negligible
Disposal of waste water from staff ablutions	Unlikely	Minor	Low	All waste water from staff ablutions disposed of via septic	Rare	Minor	Negligible
Impacts to noise amenity	Unlikely	Insignificant	Negligible	Operations sited more than 200 metres from	Rare	Insignificant	Negligible

				neighbouring residences in the FZ			
Biosecurity	Possible	Minor	Low	All vehicles are clean and free from soil and vegetative material	Unlikely	Minor	Low
				activities are not sited on native vegetation	Rare	Minor	Negligible
Surplus yield disposal not in accordance with EPA and PrimeSafe requirements	Possible	Moderate	Moderate	Composted on farm in accordance with EPA guidelines	Unlikely	Moderate	Low
				Livestock intestines are pierced to allow gas to escape	Unlikely	Moderate	Low
				Hides are collected for tanning offsite	Rare	Moderate	Negligible
				Heads and hooves are removed and composted	Rare	Moderate	Negligible
				Meat, fat, other trim and condemned tissues are removed and composted.	Rare	Moderate	Negligible

The highest unmitigated risk is related to the inappropriate disposal of surplus yield. All residual risks after implementing management and mitigation measures are low or negligible. The contingency of off-site disposal for surplus yield and waste water are designed for situations where there is not suitable locations and management systems on-farm.

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5. MANAGEMENT AND MITIGATION MEASURES

Management of resources including surplus yield (aka 'waste') is a key cornerstone of Collective operations. The management of surplus yield goes beyond the waste hierarchy of avoid, reuse and recycling, recovery, and finally treatment and disposal, and instead is guided by degrowth transitions: 're-evaluate, reconceptualize, restructure, relocate, redistribute, reduce, reuse and recycle' (Latouche 2009).

All surplus yield generated by Collective operations is managed on the farm, according to EPA guidelines for farm waste management, or where that is not possible, is removed off-site to an approved facility.

6.1 Surplus yield

The solid inedible material generated per day of operation for beef is maximum 0.750 tonne[1], of which approximately 100 to 200 kg (hides) removed from the farm, and approximately 640 kg to be managed on farm. All material that is designated for tanning or rendering off-site is stored in covered bins for no more than 50 hours, while processing continues; it is then transported directly to the tanning or rendering facility.

The solid inedible material generated per day of operation for pigs is maximum 0.420 tonne to be managed on farm. All material that is designated for rendering off-site is stored in covered bins for no more than 50 hours, while processing continues; it is then transported directly to the rendering facility.

The material managed on farm can include paunch contents, rumens, condemned tissues, and meat and fat trim. If the capacity of the on-farm surplus yield management system is insufficient to manage the material, the Collective will remove these from the farm to an approved rendering plant as described below.

Surplus yield generated by the Collective is managed and reused in the following ways:

Hides and skins

Cattle hides are removed from the slaughtered animal and stored in a trolley bin, with capacity for 6 hides or skins. The hides are then transported from farm to an approved facility for further processing (tannery, hide merchant wholesaler).

Pig hides remain on edible meat products.

Head and hooves

Cattle hooves including all bone, tendon and skin distal to the carpo-metacarpal and tarso-metatarsal joints of the fore and hind-limbs respectively are removed from the carcase and removed from the facility through a specifically designed chute to be stored in a covered bin outside.

[1] Co-products Compendium, MLA, 2009.

The head, excluding tongues, cheek meat, and trim is removed from the carcase and stored in the covered bin.

These bins are either added to the on-farm compost system or transported off farm to an approved rendering plant for further processing.

Pig heads and trotters are retained as edible meat products.

Rumens, stomachs, and intestinal contents

The alimentary canal is removed from the abdomen and removed from the facility through a separate specifically designed chute to be stored in a covered bin outside.

Gas-filled stomachs are punctured prior to removal of the bin to increase the storage capacity of the bin. The material is added to the on-farm compost management system.

Intestines have their contents emptied and removed to a covered bin outside before being further processed for sausage casings.

The daily volume of surplus yield generated by the Collective is minimised by maximum harvest for edible or other useable purposes, and also constrained by the capacity of the abattoir cool room storage capacity at a maximum of 6 head of cattle or 30 pigs per slaughter day (one slaughter day per week), the surplus yields are shown in the table below.

Table 6.1 Weight of surplus yield generated based on maximum throughput per day

Surplus yield type	Maximum volume per day	Volume per head (cattle)	Volume per head (pigs)
Intestinal tract contents	216 kg	36 kg	4 kg
Inedible offal	200 kg	40 kg	5 kg
Condemned tissue	18 kg	3 kg	2 kg
Meat, fat and other trim	30 kg	5 kg	3 kg
Hooves and bone	90 kg	15 kg	NA
Heads	90 kg	15 kg	NA
Hide	168 kg	28 kg	NA

All non-economic by-product that remains on-farm is to be managed by composting.

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Composting: All on-farm disposal occurs via in-vessel rotating drum composting, reaching a minimum of 55C for three days, managed in accordance with EPA guidelines. Where composting is not suitable, surplus yield (liquid and solid) will be removed, managed, and disposed off-site to an approved rendering plant for further processing.

On-farm disposal and management site requirements

The following requirements meet the specifications for composting and deep burial sites outlined in EPA guidelines for farm waste.

- All on-farm burial, vermiculture and composting sites must not impact the land, surface waterbodies, groundwater or amenity (air and odour).
- The on-farm disposal and management site must be located on elevated land with a slope of less than five percent.
- There must be no pooling of surface water or drainage to surface waterbodies including dams, waterways, lakes or wetlands.
- The site must be at least two metres above regional or perched watertables to prevent impacts to groundwater.
- The site must be located at least 200 metres from waterways.
- The site must not be located within a water supply protection catchment.
- The site must not be located on areas of native vegetation including grassland. No native vegetation will be removed to establish or extend composting or burial site.
- Where possible, siting compost and burial areas on permeable and sandy soils will be avoided.

On farm compost sites

Surplus yield generated by the abattoir will be reused on-site as soil conditioners following composting. Although composted material will only be used on farm and is right-of-use, an in-vessel rotating drum composter has been developed based on guidance from EPA Victoria's publication *1588.1 Designing, constructing and operating composting facilities*. **As the organic surplus yield has been generated and retained on site, a works approval and licensing are not required.**

All surplus yield from the abattoir will be combined with locally sourced carbon material (wood chips/sawdust and soiled cardboard). To maintain active composting operation during periods of minimum surplus yield generated from the abattoir, organic surplus yield from the farm operation will be utilized as another input.

The capacity of the composting drum is defined as the maximum amount of organic material that can be processed into compost within optimum time limits and with highest possible consistency. The Jonai composting unit is 1.5m in diameter and 6.0m in length. It has a Weekly Average Processing Capacity of 1500kg and an Annual Average Capacity of 35,000kg.

Up to 30% of the composted material expelled from the compost drum can be utilized to balance C to N ratio at organic material input.

The co-composting carbon source material such as straw, and chipped or mulched trees and shrubs are readily available on farm or from the local resource base.

Feedstock can be mixed or layered with co-composting carbon source as it is added to the drum; the ratio of co-composting carbon source to feedstock should be 25:1.

Moisture levels are optimum at 50 to 60%, and water can be added if drum starts to dry out following the initial application of water.

Target temperatures for composting are between 45˚C and 65˚C, with a requirement to hold 55C for three days minimum. Measuring temperature with a probe thermometer or an embedded Bluetooth enabled sensor in the drum, recorded daily via a datalogger will provide a good indication of the functioning of the compost process in the drum.

The composted material is stored in IBCs to mature for a minimum of three months before later spreading on pasture and garden beds. Re-use of composted material is subject to soil testing and agronomic advice to ensure nutrient uptake by actively growing plants.

Stock access to pasture where compost is applied adhere to : 21-day stock withholding periods, regrowth having occurred, and a minimum grass height of 4cm able to be sustained, as per Ag Vic's guidelines: 'On-farm composting of cattle mortalities' and 'Compost and farm biosecurity'.

6.2 Water management

No reticulated water supply is available. This dictates that a 150,000lt water storage tank is required, with associated filters/sterilization/pressure pumps.

Limited electrical supply capacity is available. A single phase 80amp connection is currently fully utilized on the site. A suitably sized solar array and electrical storage system is required to provide stable power to the facility. To reduce the electrical load, a hot water boiler (fired from diesel or waste oil) and associated hot water storage tank is incorporated into services design.

Waste water management

Waste water generated by operations consists of potable water, blood, intestinal material, biodegradable food-grade cleaning and sanitising chemicals, small particulate matter of meat and fat trim, and small amounts of other liquid from the processing (milk, bile, urine), and from the staff amenities area (milk, coffee and tea waste) and staff ablutions.

Analysis of the waste water from abattoir operations will commence upon startup of the facility.

Table 6.1 Analysis of waste water from commensurate operation in Victoria

Total plate count bacteria CFU/ml	Coliform CFU/100 ml	E. coli CFU/100 ml	Biological oxygen demand mg/L	Chemical oxygen demand mg/L	Total suspended solids mg/L	pH
>1,000,000	>10,000	>10,000	9,500	17,000	730	7.1

The quantity of waste water generated varies between 500 and 1,900 litres per day. Daily liquid waste produced:

- Abattoir operating days – 1,500L/day
- Boning room operating days – 500L/day

Maximum weekly liquid waste produced 3,500L/week

To minimize nutrient loads and BOD of wastewater, clean-up operations of both the kill floor and boning room incorporate a dry sweep prior to washdown. These sweepings and non-edible blood are removed to bins outside for composting with other solid surplus nutrient.

See Appendix B: Land Capability Assessment (LCA) for more detail on waste water management. Note the LCA hosts higher numbers of staff and visitors in recognition that the system can cope with higher volumes of waste water than are expected.

6.3 Prevention of contamination to surface water and land

Daily operations generate very small volumes of liquid and solid waste from processing activities. The component of this waste or co-product that is retained for use on the farm is:

- Organic material;
- Sourced from pasture-raised animals living on-site or within the immediate bioregion and processed on site; and
- Reused, treated or disposed in a safe and prescribed manner.

This not only represents best practice biosecurity management but also insignificant risk of contamination to surface water, land or soil, and has the potential to provide a resource to livestock producers for use on farm as a soil conditioner.

Biosecurity

The main biosecurity risks relating to only co-products and wastewater generated on the property will be managed and composted on the farm.

Composting material on farm has the potential to attract vermin. Jonai Farms already manage composting and feed in accordance with our responsibilities under the *Catchment and Land Protection Act 1994*.

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6. MONITORING AND REVIEW

The Collective will produce an annual report on the management of waste water and the on-farm composting of surplus yield as part of its commitment to continual improvement and agroecological farming.

6.1 Waste water

The Collective will monitor waste water quality on an annual basis.

Annual waste water monitoring will comprise the following activities in accordance with EPA, Australian Standards or other relevant guidelines. Parameters to be monitored include:

- Total plate count of bacteria
- Coliforms
- Total suspended solids
- Biological dissolved oxygen
- Chemical dissolved oxygen
- *E. coli*
- pH

7.3 Energy

The Collective is committed to minimising its greenhouse gas emissions, and in addition to installing renewable energy sources wherever possible, it will also implement management measures to minimise energy use. This section details measures that will be implemented relating to energy management.

Energy management will comprise the following requirements:

- Conduct visual inspections at the end of each day to ensure equipment and lights are switched off when not in use.
- Document and report any energy efficiencies achieved as a consequence of upgrades, improvements or new practices.

7.4 Surplus yield

The Collective will implement management measures for surplus yield in accordance with EPA requirements for farm waste management.

Surplus yield management monitoring at the Collective will comprise the following requirements:

- Monitor surplus yield storage areas as part of OHS inspections and environmental audits. This will be the responsibility of the Co-Custodians.

- Monitor and record surplus yield processing and re-use on an ongoing basis. This will be the responsibility of the Manager.

Results of surplus yield management monitoring at the Collective will be reported in the annual environmental report.

7.4 Review of EMP

This EMP will be reviewed on an annual basis and revised as changes in operations or feedback from government authorities require. The revised EMP will be provided as part of the standard information pack to all Collective members.

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8. APPENDICES

Appendix A: PrimeSafe licence (see attached)

Appendix B: Land Capability Assessment (see attached)

JONAI MEATSMITH COLLECTIVE ABATTOIR

LAND CAPABILITY ASSESSMENT
FOR
ON-SITE WASTEWATER MANAGEMENT
AT
129 MORGANTIS ROAD, EGANSTOWN

REPORT No. A220204 JANUARY 2023

By

Paul Williams, B.App.Sc.
Paul Williams & Associates Pty Ltd
CONSULTANTS IN THE EARTH SCIENCES

IMPORTANT NOTE

The land capability assessment report consists of this cover sheet, two written sections, three drawings and four appendices.
The report elements are not to be read or interpreted in isolation.

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SECTION 2 RECOMMENDATIONS

ASSESSOR'S ACADEMIC & PROFESSIONAL QUALIFICATIONS

Paul Williams is the Director and principal earth scientist at Paul Williams & Associates Pty Ltd.
He has a Bachelors Degree in Applied Science (Geology and Land Use) (awarded in 1978) and has since specialised in vadose zone hydrology, soil science, land-soil risk assessment and engineering geology.

All fieldwork and analyses are undertaken by, or directly supervised by Paul Williams.

ASSESSOR'S PROFESSIONAL INDEMNITY INSURANCE

Policy Number:	NPP-13384
Period of Cover:	14/2/2022 – 14/2/2023
Geographical Coverage:	Worldwide (excluding U.S.A.)
Retro-active Date:	Unlimited
Limit of Indemnity:	$4,000,000
Underwriting Company:	Certain Underwriters at Lloyd's

EXECUTIVE SUMMARY

The proposed development at 129 Morgantis Road, Eganstown, is suitable for sustainable on-site effluent disposal.

The site is 22.77 hectares, is zoned Farming and is in the Cairn Curran Special water supply catchment.

It is proposed to construct a micro-abattoir with boning room and farm gate, as shown in Drawing 2.

The site is not sewered. For design purposes, mains water (equivalent) is assumed.

Table 1
Description of Development

Parameter	Site specific element
SPI Number	94E~B\PP2261 and 94F~B\PP2261
Property Address	129 Morgantis Road, Eganstown
Owner	Tammi and Stuart Jonas
Contact	Stuart Jonas) 0417 591 463 jonaifarms@gmail.com
Locality	Eganstown
Zoning and Overlays	Farming zone
Area	22.77 hectares.
Usable Lot Area	100% reserve area available.
Soil Texture	Type 4 (loam) over Type 6 (heavy clay).
Soil Depth	1.3 to 1.4m
Soil Structure	Poorly-structured.
Soil Constraints	Swellingf (requires renovation)
Permeability	0.06m/day after renovation.
Slope	4% to 7%
Distance to Surface Waters	At least 100m from the nearest potable watercourse/dam.
Water Supply	Mains equivalent (assumed for design purposes).
Wastewater Load (load-balanced)	Up to 1,200 litres (site total)-600 litres (3-bedroom residence), 100 litres (abattoir/bonung room ablutions) and 500 litres (abattoir/boning room wash-down water).
Availability of Sewer	Not available

The assessment has been made in the context of prioritising public and environmental health with a design compromise between rational wastewater reuse and sustainable wastewater disposal.

Our field testing which included soil profile logging and sampling, a differential level survey, laboratory testing and subsequent reporting including water and nutrient balance modelling and risk assessment has revealed that on-site effluent disposal is rational and sustainable.

Effluent shall be treated to at least the 20/30 standard and distributed by subsurface irrigation (abattoir and boning room) and setic tank and absorption trenches (staff ablutions), utilising the processes of evapotranspiration and deep seepage.

The land application areas have been determined for the 9th decile wet year and satisfies the requirements of *Environment Protection Regulations 2021* in that the effluent disposal systems cannot have any detrimental impact on the beneficial use of surface waters or groundwater.

For the proposed development the available area is not limiting and increases in load-balanced effluent volumes above 1,200 litres/day are possible.

With regard to density of development and cumulative risk the assessment has considered risk associated with subsurface flows and surface flows.

In regard to subsurface flows, it is clear that provided the on-site system is adequately designed, constructed, operated and maintained the risk to surface and ground waters is negligible. Once the effluent is placed underground or applied to individual trees, the extraordinary long travel times via ground water to surface waters ensures adequate nutrient attenuation.

In regard to surface flows, it is clear that provided the on-site system is adequately designed, constructed, operated and maintained, the risk to surface and ground waters is no greater than for a sewered development.

The site has a combined risk number of **4 (Medium Risk)**. [a]

The results of the land capability assessment and risk analysis indicate that primary effluent and trench systems are not appropriate for this site.

Where risk is defined as the product of consequences and frequency, the risk can be reduced to negligible levels if effluent is treated to a secondary level and disposed via pressure compensated subsurface or surface irrigation, as described in Section 2 of the land capability assessment.

The LCA recommends a conservative, scientifically based, well founded wastewater management system with inherent multiple barriers of safety.

Cumulative risk from the development is extremely low. The risk of serious or irreversible damage is extremely low.

All requirements of *Environment Protection Regulations 2021* can be met.

[a] Source: *Approaches for Risk Analysis of Development with On-site Wastewater Disposal in Open, Potable Water Catchments* (Dr Robert Edis April 2014)

Paul Williams & Associates Pty. Ltd.
ABN 80 006 412 862
CONSULTANTS IN THE EARTH SCIENCES

P. O. Box 277, Sunbury, Victoria, 3429
2 Argyle Place, Sunbury, Victoria, 3429
Mobile: 0418 171 796
Email: paul@rockdr.com.au

LAND CAPABILITY ASSESSMENT LAND USE MAPPING TERRAIN MODELLING HYDROGEOLOGY GEOLOGY HYDROLOGY SOIL SCIENCE LAND-SOIL RISK ASSESSMENT

A220204 – JANUARY 2023

LAND CAPABILITY ASSESSMENT
FOR
ON-SITE WASTEWATER MANAGEMENT
AT
129 MORGANTIS ROAD, EGANSTOWN

SECTION 1. SITE INVESTIGATION

1.1 INTRODUCTION

On instruction from the land owner, an investigation was undertaken to assess land capability for on-site effluent disposal at 129 Morgantis Road, Eganstown.

The site is 22.77 hectares, is zoned Farming and is in the Cairn Curran Special water supply catchment.

It is proposed to construct a micro-abattoir with boning room and farm gate, as shown in Drawing 2.

The site is not sewered. For design purposes, mains water (equivalent) is assumed.

The assessment has been made in the context of prioritising public and environmental health with a design compromise between rational wastewater reuse and sustainable wastewater disposal.

1.2 INVESTIGATION METHOD

The site investigation was carried out in accordance with the *Environment Protection Act, 2017* and ancillary documents. This report is in accordance with current *Code of Practice - Onsite Wastewater Management, E.P.A.* Publication 891.4, July 2016, *Victorian Land Capability Assessment Framework,* Municipal Association of Victoria and DELWP, January 2014 and the *Hepburn Shire Domestic Wastewater Management Plan*. Guidance has been sought from *Approaches for Risk Analysis of Development with On-site Wastewater Disposal in Open, Potable Water Catchments,* Dr Robert Edis, April 2014*, AS/NZS 1547:2012*, *Guidelines for Wastewater Irrigation*, E.P.A. Publication 168, April 1991, *Wastewater Subsurface Drip Distribution*, Tennessee Valley Authority, March, 2004, *AS 2223, AS 1726, AS 1289, AS 2870* and *Australian Laboratory Handbook of Soil and Water Chemical Methods*.

Our capability assessment involved the mapping of unique land-soil unit(s) which were defined in terms of significant attributes including; climate, slope, aspect, vegetation, soil profile characteristics (including colloid stability, soil reaction trend and electrical conductivity), depth to rock, proximity to surface waters and escarpments, transient soil moisture characteristics and hydraulic conductivity.

Exploratory boreholes were push-tube sampled. The soil profile was logged and representative soil samples were taken for laboratory testing.

Water and nutrient balance analyses were based on the 9th decile wet year rainfall for Daylesford and mean evaporation data for Creswick and were undertaken in accordance with *Guidelines for Wastewater Irrigation, E.P.A.* Publication 168, April 1991 (Part), *AS/NZS 1547:2012* and in-house methods.

The results of the water and nutrient balance analyses are given in Appendix B, to this report.

The results of the investigation and *in situ* and laboratory testing are given in Section 1.3, below, and in Appendix A, to this report.

1.3 CAPABILITY ASSESSMENT

We have used the attributes determined by the investigation to define one (1) land-soil unit, as follows:-

1.3.1 Land-Soil Unit A. This land-soil unit consists of gently sloping terrain, as shown in Drawings 1 and 2 and Figure 1.

1.3.1.1 Climate. The general area receives a mean annual rainfall of 877mm, a 9th decile annual rainfall of 1114mm and a mean annual evaporation of 1168mm. The 9th decile rainfall matches or exceeds mean evaporation in April through September (i.e., for 6-months).

Rainfall and evaporation data are presented in Appendix B, to this report.

1.3.1.2 Slope and Aspect. The ground surface (proposed land application areas) slope to the east at 4% to 7%, as shown in Drawing 2.

The unit is exposed to the prevailing winds and is subject full winter sunshine.

1.3.1.3 Vegetation and Land Use. The unit is vegetated with dense pasture grasses, as shown in Figure 1.

1.3.1.4. Slope Stability. For the encountered subsurface conditions, slope degree and geometry and for the proposed range of hydraulic loadings, the stability of the ground slopes within the disposal areas are unlikely to be compromised.

1.3.1.5 Subsurface Profile. The unit is underlain by residual materials formed on basalt rock of Quaternary Age.

The general subsurface profile over the land application areas consists of:-

- A topsoil (A_1-horizon) layer of grey-brown, moist, medium dense clayey-silt (loam), with a soil reaction trend of 6.5 to 6.6 pH and electrical conductivity of 0.14 to 0.16 dS/m containing a root zone and root fibres, to a depth of 0.2m, overlying,

- A residual soil (B_1-horizon) layer of orange and orange-grey-brown, moist, friable clay of high plasticity (heavy clay), with a soil reaction trend of 6.5 pH and electrical conductivity of 0.11 to 0.14 dS/m containing subrounded fine to coarse gravel (basalt fragments), to depths of 0.2 to 0.4m, overlying,

- A residual soil (B_2-horizon) layer orange-grey-brown and orange-red-brown, becoming grey-brown at depth, moist, poorly-structured, non-dispersive clay of high plasticity (heavy clay), with a soil reaction trend of 6.0 to 6.2 pH, electrical conductivity of 0.11 to 0.15 dS/m and free swell[b] of 105%, to depths of 1.3 to 1.4+m, overlying,

- Extremely and highly weathered, highly fractured basalt.

Note: The topsoil in the vicinity of feed points has become pugged. This condition will require amelioration-see Section 2.2.8, below.

1.3.1.6 Soil Permeability. The *in-situ* permeability tests were attempted on 14th April 2022.

For soils with the observed swell characteristics, *insitu* hydraulic conductivity measurement is not meaningful.

From the results of the laboratory tests, a conservative estimate of permeability can be deduced as follows:-

Profile analysis in accordance with AS/ANZ 1547:2012 shows the clay B-horizon soils to be non-sodic heavy clays with saturated hydraulic conductivities less than 0.06m/day.

Laboratory testing (free swell correlations) and *insitu* (with calcium chloride) permeability testing for similar formations realise B-horizon hydraulic conductivity in the range of 0.040m/day to 0.060m/day.

[b] After Holtz (measures swell potential of fraction passing 450-micron sieve)

The application of gypsum creates water-stable peds by replacing sodium and magnesium cations with calcium cations with a consequent higher hydraulic conductivity controlled by macro pores.

For the limiting B-horizon clay soils, and after allowing for renovation to stabilise the colloids, we have adopted an estimated saturated hydraulic conductivity of 0.055m/day.

The renovated residual clay (k_{sat}: 0.055m/day) soils will control effluent seepage rates with respect to determining the required irrigation area and to restrict surface discharges to episodic events.

Peak deep seepage is conservatively estimated at 5.5mm/day (<10% k_{sat}).

1.3.1.7 Basement Rock Permeability. From the literature and from examination of rock profiles and rock mass defect character in the vicinity, the hydraulic conductivity of the basement rocks would be in excess of 0.06m/day (adopt 1m/day for buffer design).

1.3.1.8 Colloid Stability. The results of the Emerson Crumb Tests, Dispersion Index tests and observations of any discolouration of water in the boreholes indicate that all encountered materials are dispersive.

For the residual soils, the Emerson Class was 4 and 7 and while the Dispersion Index was zero.

The electrical conductivity was determined for all horizons using a 1:5 soil/water extract and converted to EC (saturation extract).

The determined electrical conductivity (EC_{se}) ranged from 0.11 dS/m 0.16 dS/m.

Soil reaction trend ranged from 6.0 pH to 6.6 pH which is within a tolerable range.

To improve the subsoil permeability and to maintain stable soil peds, the exchangeable calcium needs to be increased while the exchangeable sodium and magnesium needs to be decreased.

To achieve a suitable cation balance, gypsum needs to be added to the soil – see Section 2.2.8, below.

Gypsum requirement (optimum) is about 10 tons/hectare.

Assuming design, construction, operation and maintenance of the on-site effluent systems are in accordance with the recommendations contained in this report, a low to moderate erosion potential can be maintained.

1.3.1.9 AS1547:2012 Soil Classification. In accordance with *AS/NZS1547:2012* the residual clay materials can be classified as Type 6 soils (swelling heavy clays).

1.3.1.10 Surface Drainage. Surface drainage is to the east and south-east and ultimately north, as shown in Drawing 2.

The nearest watercourse is located at least 100m distant from any land application area.

1.3.1.11 Groundwater. No potentiometric ground water was encountered in the boreholes.

Subsurface flow direction will generally reflect natural surface flow direction, as shown in Drawings 1 and 2.

There are no groundwater bores within a significant distance of the land application areas.

The Victorian groundwater data base indicates groundwater is deeper than 20 metres of the surface.

Regionally the groundwater is contained in fractured basalt and deeper metasediments and is of moderate yield and moderate quality (500 to 1,000 mg/litre TDS) with lbeneficial use including domestic.

1.3.1.12 Nutrient Attenuation. Clayey soils (as found on this site) can fix large amounts of phosphorous. Phosphate-rich effluent seeping through these soils will lose most of the phosphorous within a few metres.

The limiting nutrient for this site is nitrogen. No phosphorous balance is required.

Nitrogen, contained in organic compounds and ammonia, forms nitrate-N and small amounts of nitrite-N when processed in an aerated treatment plant. Several processes affect nitrogen levels within soil after irrigation. Alternate periods of wetting and drying with the presence of organic matter promote reduction to nitrogen gas (denitrification). Plant roots absorb nitrates at varying rates depending on the plant species (see Appendix B), however nitrate is highly mobile, readily leached, and can enter groundwater via deep seepage and surface waters via overland flow and near-surface lateral flow.

Based on the water and nutrient balance (see Appendix B), and assuming 30mg/litre N in the effluent (general case) and 20mg/litre P, a denitrification rate of 20%, with N uptake of 220 kg/ha/year for the an appropriate grass cover equivalent to a rye/clover mix) and sequential zoned dosing of the irrigation area, a conservative estimate can be made of the nitrogen content in the deep seepage and lateral flow.

For the general case, and without considering further expected denitrification below the root zone and in the groundwater (reported to be in the vicinity of 80%), denitrification in the lateral flow (external to the irrigation areas but within the curtilage of the allotment) and plant uptake in the lateral flow, the irrigation area would need to be 200m^2 per 500 litres/day of effluent for complete attenuation.

The hydraulic component of the water and nutrient balance have shown that an irrigation area of 300m^2 per 500 litres would be required to limit surface rainwater flows to episodic rain events.

For the development and to satisfactorily attenuate nitrogen on-site and to accommodate the design hydraulic loading, the application rate (for subsurface irrigation) should not exceed **1.7mm/day**.

1.4 RISK MANAGEMENT & MITIGATION

The *Environment Protection Regulations, 2021* require that the proposal be assessed on a risk-weighted basis and cumulative effects[c] be considered.

In accordance with the risk assessment analysis contained in Appendix C, to this report, the combined risk number for this site is **4 (Medium Risk).** [d]

The *Ministerial Guidelines* (significantly) do not differentiate between pressure compensated subsurface irrigation of 20/30 standard effluent and trench disposal of septic effluent (nor do they differentiate between senescent and failed systems and new systems). While multiple septic trench systems can simultaneously fail (i.e., produce contaminated surface flows due to exceeding trench storage capacity) typically during periods of prolonged high and/or episodic rainfall, the same is not true of subsurface irrigation systems (see 1.4.8, below).

While it may be reasonable to accept the onsite system-density requirement of *Ministerial Guidelines* of less than 1/40 hectares for septic trench systems, it is not logical to include subsurface irrigation systems or trench systems receiving relatively small volumes.

For potable water supply catchments, a multiple barrier approach is recommended by the ADWQG (as amended).

The Environment Protection Regulations, 2021 require that the proposal be assessed on a risk-weighted basis.

The risk has been assessed by considering the surficial and subsurface physical, chemical and biochemical conditions of the site and surrounds and climatic conditions affecting the site along with the sensitivity and proximity of the receiving environment.

Where risk is defined as the product of consequences and frequency, insertion of properly designed, constructed and (reasonably) maintained[e] subsurface irrigation systems would reduce the risk to the integrity of the Cairn Curran Reservoir water supply to negligible levels.

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[c] We would contend that there can be no significant cumulative effect if the provisions of *the Environment protection Regulations, 2021* are met (i.e., all wastes contained onsite).

[d] Source: *Approaches for Risk Analysis of Development with On-site Wastewater Disposal in Open, Potable Water Catchments* (Dr Robert Edis April 2014)

[e] Except for gross negligence, rudimentary maintenance would ensure that "failure" would be restricted to transient reductions in quality of effluent which would continue to be transferred to the subsoil. Potentially "dangerous" contaminated surface flow cannot occur (see 1.4.8, below)

A multiple risk reduction approach is used in assessing this development, with components listed below:

1.4.1 Water Usage. With respect to daily effluent production, the systems are overdesigned. Current best practice allows for a (continuous) daily effluent flow of up to 500 litres for the abattoir and boning room wash-down water and up to 320 litres (intermittent) or 100 litres (load-balanced) for the staff/attendee ablutions, as per *Code of Practice - Onsite Wastewater Management, E.P.A.* Publication 891.4, July 2016.

1.4.2 Effluent Treatment. The LCA recommends AWTS/sand filter for the abattoir and boning room and septic treatment for the staff/attendee ablutioins.

1.4.3 Large Block Size. Many under-performing effluent fields are placed on blocks where area is limited. Limited area can lead to inadequately sized or inappropriately placed effluent fields and a lack of options should the daily effluent volumes increase.

For the subject site, size is not a constraining factor.

1.4.4 Management Plan. Historically, inadequate maintenance has played a major part in the failure of onsite effluent disposal systems. There is a management plan within the LCA (see Appendix D). This plan gives guidance on the implementation of mandatory operation, maintenance and inspection procedures.

1.4.5 Sizing of Treatment Systems. No specific proprietary treatment plant is recommended, however treatment plants or sand filters must have current JAS/NZS accreditation, which match effluent volumes with plant capacity.

1.4.6 Load Balancing. Seasonal/daily variations to site population and operations rerealise daily surge and intermittent flows. Under these conditions the systems may become overwhelmed for a period. This potential problem can be eliminated by installing a load-balancing tanks which enables short-term storage and sustainable flows to the distribution area over extended time. The load balancing facility also provides temporary storage should the plant fail or if there is a power outage.

1.4.7 Zoned Dosing. For subsurface irrigation, the LCA stipulates that the effluent area is (automatically) irrigated sequentially by zones or time to promote the creation of transient aerobic and anaerobic soil conditions.

The effluent field is sized conservatively for nitrogen attenuation, using pasture grass (rye/clover eq mix), which has a nitrogen uptake of 220 kg/ha/year. Zoned dosing will increase the efficiency of the field for removing nitrogen from the soil.

Undersized effluent fields are at risk of becoming anaerobic for long periods, with the risk of microbial build-up. This leads to secretion of microbial polysaccharides, which coat soil particles and restrict the ability of the soil to adsorb nutrients and attenuate pathogens. Polysaccharides can also coat the interior of pipes and block drainage holes if drainage is slow due to the field being overloaded with effluent. This can lead to effluent surcharge from the ends of the drainage pipes, forming preferential flow paths through overlying soil and draining overland to nearby surface waters.

The alternating aerobic and anaerobic conditions created by zoned dosing prevent the build-up of microbial polysaccharides, and ensures efficient renovation of effluent.

1.4.8 Pressure Compensated Subsurface Disposal. Conservatively sized irrigation areas with pressure compensated subsurface disposal and zoned dosing deliver effluent directly into the soil. Under saturated conditions, water flow is downwards in the direction of maximum hydraulic gradient. For a surface flow containing effluent to occur, the effluent would have to rise, *against gravity*, through at least 150mm of soil. Under unsaturated conditions, water flow is multi-directional due to capillary forces and matrix suction. The atmosphere provides a capillary break with capillary forces and matrix suction reducing to zero at the air/soil interface. Gravitational forces outweigh the capillary forces and matrix suction long before the surface is reached. Hence, any surface flow from the effluent area cannot contain any effluent, regardless of the intensity and duration of rain events. Surface flow can only consist of **rainfall** in excess of soil storage capacity and hydraulic conductivity.

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while amelioration of contaminants (and this is also true for septic effluent) will continue over the extraordinarily large flow paths and travel times controlled by the regional/local hydraulic gradients (see 1.4.11, below).

Note: For a pressure compensated distribution network to function properly, lines **must** be placed parallel to contours and/or horizontal for even effluent distribution. This requirement, alone, requires a high level of quality assurance at the design and construction phases.

1.4.9 Oversized Effluent Areas. Design effluent areas are oversized and are based on conservative estimates of renovation and complete attenuation of nitrogen. The deep seepage rate is lower than the hydraulic conductivity of the limiting layer (<10%).

1.4.10 Reserve Areas. Although reserve areas are not required for subsurface irrigation (*Code of Practice*, 2016), reserve areas have been stipulated in the recommendations and constitute an additional barrier of safety. The reserve area is a spare effluent field, which is left undeveloped, but can be commissioned in the case of contingencies through the chain of ownership.

1.4.11 Buffer Distances. Buffer distances are set out in the *Code of Practice* to allow for attenuation of pathogens and nutrients, should an effluent surcharge occur at the surface.

All land application areas/effluent infrastructure are located at least 100m from potable surface waters (watercourse).

The time taken for groundwater to reach the nearest potable surface waters can be estimated by using the Darcy equation (which states that velocity is the product of the hydraulic conductivity and the hydraulic gradient). From the literature, the regional gradient is about 0.005.

Flow times can be estimated for groundwater to flow the 100m (minimum) to the nearest surface waters at this site.

For a conservative basement hydraulic conductivity of 1m/day[f] with a hydraulic gradient of 0.005, the time taken for groundwater to flow a distance of 100m is over 45 years.

For perched groundwater flows in the topsoil materials (hydraulic conductivity of 0.6m/day) and a hydraulic gradient equivalent to the ground slope (up to 7%), the time taken for perched groundwater to flow a distance of 100m is more than 6 years and assumes no evapotranspiration during this time.

1.4.12 System Failure. A properly designed and constructed onsite effluent system consisting of the treatment plant/sand filter and the irrigation area can suffer degrees of failure. Failure can take the form of mechanical (plant), accidental (toilet blockages, damaged irrigation lines, high BOD influent), operational (power outage, overloading) and maintenance (failure to check filters, failure to participate in maintenance programme).

1.4.12.1 Mechanical Breakdown. Mechanical plant breakdown typically involves compressor and pump malfunction causing no aeration and high-water levels, respectively. Both of these situations are alarmed (both audible and visual). The proposed plants will benefit from a service contract providing 24-hour repair cycles. If the alarms were ignored (or malfunctioned) and the fascility continued to produce waste until the load balancing tank and plant capacities were exceeded (at least 3 days), a mixture of septic and raw effluent would back up to the interior of the units and/or surcharge through the plant hatches. It is difficult to imagine how this outcome could be allowed to manifest. In addition, a plant malfunction with the staff absent could not cause an effluent surcharge because no influent would be produced during this period.

1.4.12.2 Accidents. Toilet blockages and accidentally damaged irrigation lines could allow localised surface surcharge of treated effluent. This is why minimum buffers to surface waters have been maintained. High BOD influent (e.g., dairy or orange juice) can realise a lesser quality than 20/30 standard for some weeks. Provided the high BOD influent is not continuous, the soils will continue to satisfactorily renovate the effluent.

1.4.12.3 Operational Breakdown. Operational failures including power outages and transient hydraulic overloading are accommodated by the load balancing facility, as described in Section 1.4.6, above.

1.4.12.4 Maintenance Breakdown. Maintenance breakdowns such as failure to clean line filters can lead to expensive pump repairs and in extreme cases leakage (of 20/30 standard effluent) from the outlet pipe. This leakage would occur in proximity to the works area and would be noticed and acted on.

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[f] This is a conservatively high figure to demonstrate maximum possible flow rates. A conservatively low figure was used for calculation of effluent application rates (see recommendations) to demonstrate irrigation sustainability.

Refusal to participate in the management programme would be acted on by the responsible authority within one maintenance cycle.

AWTS and pumped systems have mechanical components which can malfunction and will age. The management plan including the maintenance and monitoring programmes are essential to ensure safe onsite effluent disposal.

1.4.13 Risk Summary. With regard to density of development and cumulative risk the assessment has considered risk associated with subsurface flows and surface flows.

In regard to subsurface flows, it is clear that provided the on-site system is adequately designed, constructed, operated and maintained (see items 1.4.1 through 1.4.12.4), the risk to surface and ground waters is negligible. Once the effluent is placed underground, the extraordinary long travel times via ground water to surface waters ensures adequate nutrient attenuation.

In regard to surface flows, it is clear that provided the on-site system is adequately designed, constructed, operated and maintained (see items 1.4.1 through 1.4.12.4), the risk to surface and ground waters is no greater than for a sewered development. Indeed, it could be considered that the risk is less than for a sewered development because there can be no mains failure (because there is no mains).

The LCA recommends a conservative, scientifically based, well founded wastewater management system with inherent multiple barriers of safety. Cumulative risk from the development is also extremely low. The risk of serious or irreversible damage is extremely low.

All requirements of *Environment Protection Regulations 2021* have been met.

Figure 1: Land-soil unit A, (proposed land application area-typical) viewed from east to west.

SECTION 2. RECOMMENDATIONS

2.1 APPLICATION

The following recommendations are based on the results of our assessment, and are made in accordance with *Environment Protection Regulations 2021,* the *Code of Practice - Onsite Wastewater Management,* E.P.A. Publication 891.4, July 2016, *Code of practice for Small Wastewater Treatment Plants*, E.P.A. Publication 500, June 1997, *AS 1726*, and *AS/NZS 1547:2012*.

They are based on the estimated mean saturated hydraulic conductivity of the limiting clay materials and are designed to demonstrate the viability of on-site effluent disposal for micro-abattoir and boning room including staff ablutions and class/workshop attendees.

Total daily site hydraulic load is 1,200 litres comprising 600 litres from the existing 3-bedroom residence, 500 litres (load-balanced) from abattoir and boning room washdown and 100 litres (load-balanced) from staff and and visitor ablutions.

The three effluent streams will be treated separately.

The existing 3-bedroom residence has a permitted onsite wastewater disposal system located remote from the proposed abattoir and boning room. This system is not the subject of this report, but is included in the total site wastewater volume to demonstrate a wastewater volume of less than 5,000 litres/day.

2.2 SUBSURFACE IRRIGATION (ABATTOIR & BONING ROOM WASH-DOWN WATER)

2.2.1 General. Based on the results of the water balance analysis and considering the prevailing surficial and subsurface conditions including soil profile thickness[g] and slope and on condition that adequate site drainage is provided (as described in Section 2.4, below), on-site irrigation systems are appropriate for effluent disposal at this site.

2.2.2 Effluent. Effluent will be generated from a micro-abattoir and boning room and is characterised by a relatively high BOD load.

Effluent will be generated from slaughter and boning operations.

Jonai Meatsmith Collective Abattoir EMF describes a throughput of 5 to 12 cattle/month and 34 to 58 pigs/month with the abattoir operating 1 day per week, the boning room operating 4-days/week with the farm gate operating 6-days/week.

The EMF advice is that the BOD load from commensurate operations is 9,500 mg/L.

2.2.2.1 Effluent Quality. Effluent shall be treated by AWTS or sand filter to a standard that meets or exceeds the water quality requirements of the 20/30 standard for BOD/SS.

2.2.2.2 Effluent Quantity. The daily effluent load-balanced volume of 500 litres is based on a weekly wash-down water volume of 3,500 litres.

2.2.2.3 Load Balancing. The effluent treatment system must be fitted with a load balancing tank to allow transient high hydraulic loads to be retained and distributed to the irrigation area during periods of low load.

Transient hydraulic loads in excess of the expected daily load may occur. In addition, and in the case of power outages and/or mechanical breakdown, the load balancing tank can act as a temporary storage.

The daily load-balanced flow is 500 litres and the daily peak flow is 3,500 litres.

The load-balancing tank should be at least 2-days peak volume plus a 1-day freeboard plus ballast, i.e., 10,500 litres plus ballast.

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[g] Minimum 1400mm required for evapotranspiration-absorption trenches.

2.2.3 Application Rates and Irrigation Areas. An irrigation area and application rate has been determined from the results of the water and nutrient balance analyses and *AS/NZS 1547:2012, Appendix M*.

2.2.3.1 Hydraulic Loading. To satisfy the requirement for no surface discharge in the 9th decile wet year effluent shall be applied at a rate not exceeding 1.7mm/day.

2.2.3.2 Nutrient Loading. The requirements of *Environment Protection Regulations 2021* would be satisfied with effluent applied at an application rate not exceeding 2.5mm/day.

2.2.3.3 Design Loading. To satisfy the requirement for no surface discharge in the mean wet year and on-site attenuation of nutrients, the effluent shall be applied at a rate not exceeding **1.7mm/day**.

2.2.3.4 Land Application Areas. A land application area of 300m^2 (allowing for up to 500 litres/day) will be required.

2.2.4 General Requirements. For subsurface irrigation, it is assumed that the design, construction, operation and maintenance are carried out in accordance with *AS/NZS1547:2012* and a "system specific" JAS/ANZ accreditation, as appropriate.

The irrigation area is to be a dedicated area. To prevent stock and vehicular movements over the area, the effluent area shall be "fenced".

2.2.5 Subsurface Distribution System. A distribution network design similar to that shown in *AS/NZS1547:2012, Figure M1* is appropriate.

2.2.5.1 Ground Preparation and Excavations. Preparation of the ground is to include the redistribution of topsoil to form a free draining, smooth surface. Pipe excavations shall only be undertaken in drier periods when soil moisture contents are relatively low and when heavy rainfall and storms are not normally expected.

2.2.5.2 Pump System and Pipe works. Uniform delivery pressure of the effluent throughout the distribution system is essential. Percolation or drip rates shall not vary by more than 10% from the design rate over the whole of the system (i.e., pressure compensated).

The distribution pipes shall be placed coincident with slope contours. The dripper system is to provide an effective even distribution of effluent over the whole of the design area. Line spacing shall be no closer than 1000mm.

2.2.6 Sequential Zoned Irrigation. The efficiency of irrigation effluent disposal systems can be highly variable. We recommend that as part of the daily irrigation process, the effluent area be irrigated sequentially by zones or time to promote the creation of transient aerobic and anaerobic soil conditions.

The inspection regime described in Section 2.2.7, below, is to be strictly adhered to.

2.2.7 Inspections and Monitoring. We recommend that the mandatory testing and reporting as described in the *Code of Practice - Onsite Wastewater Management,* E.P.A. Publication 891.4, July 2016, include an annual (post spring) report on the functioning and integrity of the distribution system and on the functioning and integrity of the cut-off drains and outfall areas.

Daily outflow from the treatment plant is to be monitored and recorded against occupancy.

It is expected that the frequency of inspections and monitoring will intensify as systems age.

2.2.8 Soil Renovation. These soils are non-dispersive low to high-swelling clays, typically low in calcium. To stabilise the soil colloids and to achieve a suitable cation balance and sustainable design permeability, gypsum needs to be added to the soil.

The estimated gypsum requirement for this site is 10 tons/hectare.

Application rates are related to water (irrigation and mean rainfall) available to dissolve the gypsum. The water required to dissolve 1 kilogram of gypsum is 400 litres.

For subsurface irrigation, where irrigation water is expected to be continuous, available water is sourced from mean rainfall plus irrigation water.

A suitable amelioration technique is to initially broadcast gypsum over the irrigation area at a rate 0.75kg/m^2 followed by deep ripping to at least 600mm. After smoothing of the surface, the irrigation network can be constructed.

Following construction of the irrigation network, gypsum is to broadcast over the land application area at a rate of 0.25kg/m^2.

Note: Where soil pugging has occurred, we recommend that the top 200mm of the soil profile be rotary hoed.

Gypsum shall be broadcast over the irrigation area at a rate of 0.25 kg/m^2, every three years.

For absorption trenches, and to improve soil structure and to maintain stable peds receiving saline effluent, soil renovation in the form of gypsum application is required.

Following excavation of the trenches, gypsum shall be broadcast over the trench bottoms and the intervals between trenches at a rate of 1kg/m^2.

Gypsum shall be broadcast over the surface of the land application area every 3 years at a rate of 0.25kg/m^2.

Gypsum is to be fine ground "Grade 1" agricultural quality.

2.2.9 AWTS/Sand Filter. It is assumed that the design, construction, operation and maintenance of all treatment elements are carried out in accordance with *AS/NZS1547:2012* and a current JAS-ANZ accreditation.

2.2.9.1. Hydraulic Load. The AWTS/sand filter is to be sized to successfully treat a daily hydraulic load of 500 litres.

2.2.9.2. Biochemical Oxygen Demand and Effluent Treatment Stream. To reduce the BOD to tolerable levels (less than 700 grams for AWTS and less than 1,500 grams for sand filter), treatment via AWTS or sand filter shall include a pre-treatment stream containing a sweep, screen and filter stage, septic tank(s) and a balance tank, as detailed in table 2, below.

Table 2
BOD reduction stages for sand filter and AWTS.

PRE-TREATMENT ITEM	% REDUCTION	BOD (grams)	BOD (grams)
INITIAL[1]	-	4750	4750
SWEEP, SCREEN & FILTER	40	2850	2850
SEPTIC TANK	30	1995	1995
SEPTIC TANK	30	-	1397
SEPTIC TANK	30	-	978
BALANCE TANK	30	**1397**	**685**
TREATMENT ITEM		**SAND FILTER**	**AWTS**
OUTPUT LOAD		**10 grams**	**20 grams**

[1] Daily load (3,500 x 9.5)/7

2.3 SEPTIC TANK & ABSORPTION TRENCHES (ABATTOIR & BONING ROOM ABLUTIONS)

2.3.1 General. Based on the results of the water balance analysis and considering the prevailing surficial and subsurface conditions including soil profile thickness[h] and slope and on condition that adequate site drainage is provided (as described in Section 2.4, below), absorption trench disposal of septic effluent is appropriate for small volumes at this site.

2.3.2 Effluent. Effluent will be generated from a staff and attendee ablutions block and lunch room and will include black and grey water (all wastes).

[h] Minimum 1400mm required for evapotranspiration-absorption trenches.

2.3.2.1 Effluent Quality. Effluent should be treated to a standard (via septic tank) that meets or exceeds the water quality requirements of the septic standard.

2.3.2.2 Effluent Quantity. The daily design effluent volume of up to 99 litres has been determined from Table 3, below.

Table 3
Peak and load-balanced ablutions wastewater volumes.

Source	Number	Rate (L/item)	Days/week	Daily Peak Volume (L)	Weekly volume (L)	Daily Load-balance volume (L)
Abattoir/boning staff	4	20	5	80	400	57
Retail staff	2	20	6	40	240	34
Workshop attendees	10	20	0.25	200	50	7
Total				320	690	**99**

2.3.2.3 Load Balancing. Transient hydraulic loads are an expected daily occurrence. In addition, and in the case of power outages and/or mechanical breakdown, the load balancing tank can act as a temporary storage.

The load-balance tank will need to accommodate up to 2-days peak volume (660 litres) plus freeboard plus ballast.

2.3.3 Trench Bottom Area and Trench Length. The trench bottom area has been determined from the results of the water and nutrient balance analyses, the *Code Table 9* and *AS/NZS 1547:2012, Appendix L*.

Trenches are to be designed and constructed in accordance with *AS/NZS 1547:2012, Appendix L*. Critical dimensions include a maximum width of 1m and a pond depth of 0.25m.

2.3.3.1 Hydraulic Loading. To satisfy the requirement for no surface discharge in the 9th decile wet year, a wetted area of 51m^2 is required. This translates into a bed length of 34m x 1m wide trenches separated by a minimum 2m buffer.

The water balance analysis uses a peak deep seepage of 5.5mm/day (average deep seepage of 0.3mm/day) which corresponds to a DLR of 1.9mm/day as per the Code, Table 9 (less than 5mm/day for Type 6 soils).

2.3.3.2 Nutrient Loading. The requirements of the *Environment protection Act, 2017* would be satisfied with a wetted area, as given above.

2.3.3.3 Design Loading. To satisfy the requirement for no surface discharge in the 9th decile wet year and on-site attenuation of nutrients, the effluent should be applied to 2 trenches, 1m wide and 17m long. Trenches shall be placed coincident with contours and shall be spaced 2m apart.

In case of an increase in effluent production through the chain of stewardship, additional trenches shall be constructed.

2.3.4 Inspections and Monitoring. We recommend that the mandatory inspection and reporting as described in the *Code of Practice - Onsite Wastewater Management,* E.P.A. Publication 891.4, July 2016, include an annual (post spring and post episodic event) report on the functioning and integrity of the distribution system and on the functioning and integrity of the cut-off drains and outfall areas.

2.3.5 Soil Renovation. These soils are non-dispersive low to high-swelling clays, typically low in calcium. To stabilise the soil colloids and to achieve a suitable cation balance and sustainable design permeability, gypsum needs to be added to the soil.

The estimated gypsum requirement for this site is 10 tons/hectare.

Application rates are related to water (irrigation and mean rainfall) available to dissolve the gypsum. The water required to dissolve 1 kilogram of gypsum is 400 litres.

For absorption trenches, and to improve soil structure and to maintain stable peds receiving saline effluent, soil renovation in the form of gypsum application is required.

Following excavation of the trenches, gypsum shall be broadcast over the trench bottoms and the intervals between trenches at a rate of 1kg/m^2.

Gypsum shall be broadcast over the surface of the land application area every 3 years at a rate of 0.25kg/m^2.

Gypsum is to be fine ground "Grade 1" agricultural quality.

2.4 RESERVE AREA

The expected design life of fifteen years may vary due to construction and maintenance vagaries and possible effluent volume increases through the chain of ownership.

There is sufficient available area on the site for extension/duplication of both land application areas.

2.5 SITE DRAINAGE.

Our recommendations for on-site effluent disposal have allowed for incident rainfall only and are conditional on the installation of cut-off drains, which shall be placed upslope of both land application areas.

Locations of the cut-off drain and a drain detail are shown in Drawings 2 and 3.

The owner shall also ensure that any upslope site works do not divert and/or concentrate surface water flows onto the disposal area. Any intercepted waters are to be discharged well away and downslope of the disposal field.

2.6 BUFFER DISTANCES

The water balance analysis has shown that potential surface (rain water) flows from the effluent area would be restricted to episodic events.

The estimated hydraulic properties of the upper soil materials and hydraulic gradient have been used to evaluate (via Darcy's Law) the buffer distances with respect to subsurface flows.

Our analysis and evaluation have shown that the default setback distances given in *Code of Practice - Onsite Wastewater Management,* E.P.A. Publication 891.4, July 2016, Table 5 and *Approaches for Risk Analysis of Development with On-site Wastewater Disposal in Open, Potable Water Catchments,* Dr Robert Edis, April 2014 are conservative and can be applied without amendment.

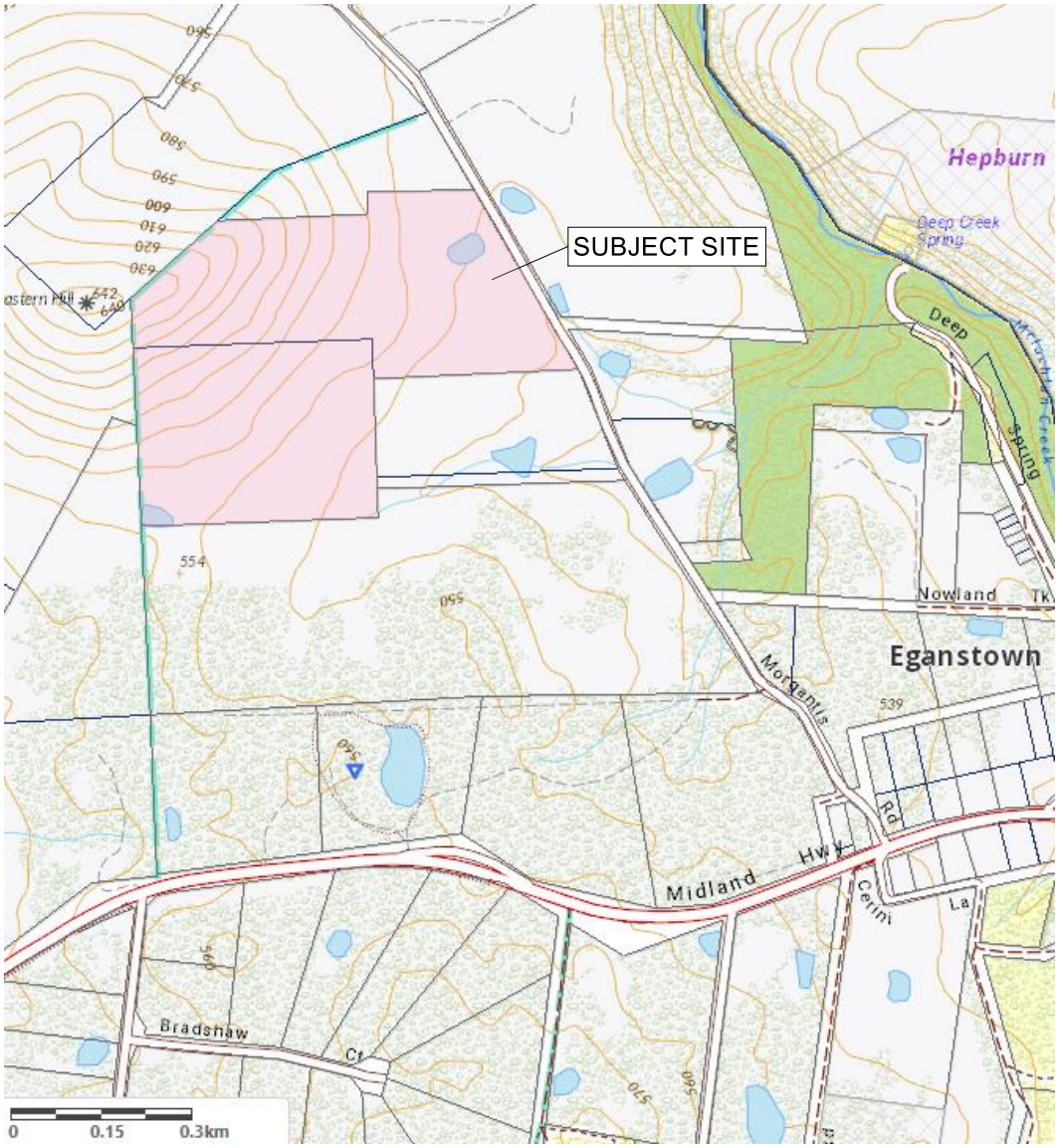
For any future building located downslope of an effluent fields your engineer shall evaluate the integrity of building foundations with respect to the assigned buffer distance.

2.7 SUMMARY OF RECOMMENDATIONS

Our capability assessment has shown that at least two rational and sustainable on-site effluent disposal methods (20/30 standard subsurface irrigation and 20/30 standard surface drip irrigation) are appropriate for the proposed development, subject to specific design criteria, described above.

A management plan is presented in Appendix D, to this report.

Paul R. WILLIAMS B.App.Sc.
PRINCIPAL HYDROGEOLOGIST
& ENGINEERING GEOLOGIS



LOCATION OF SUBJECT SITE

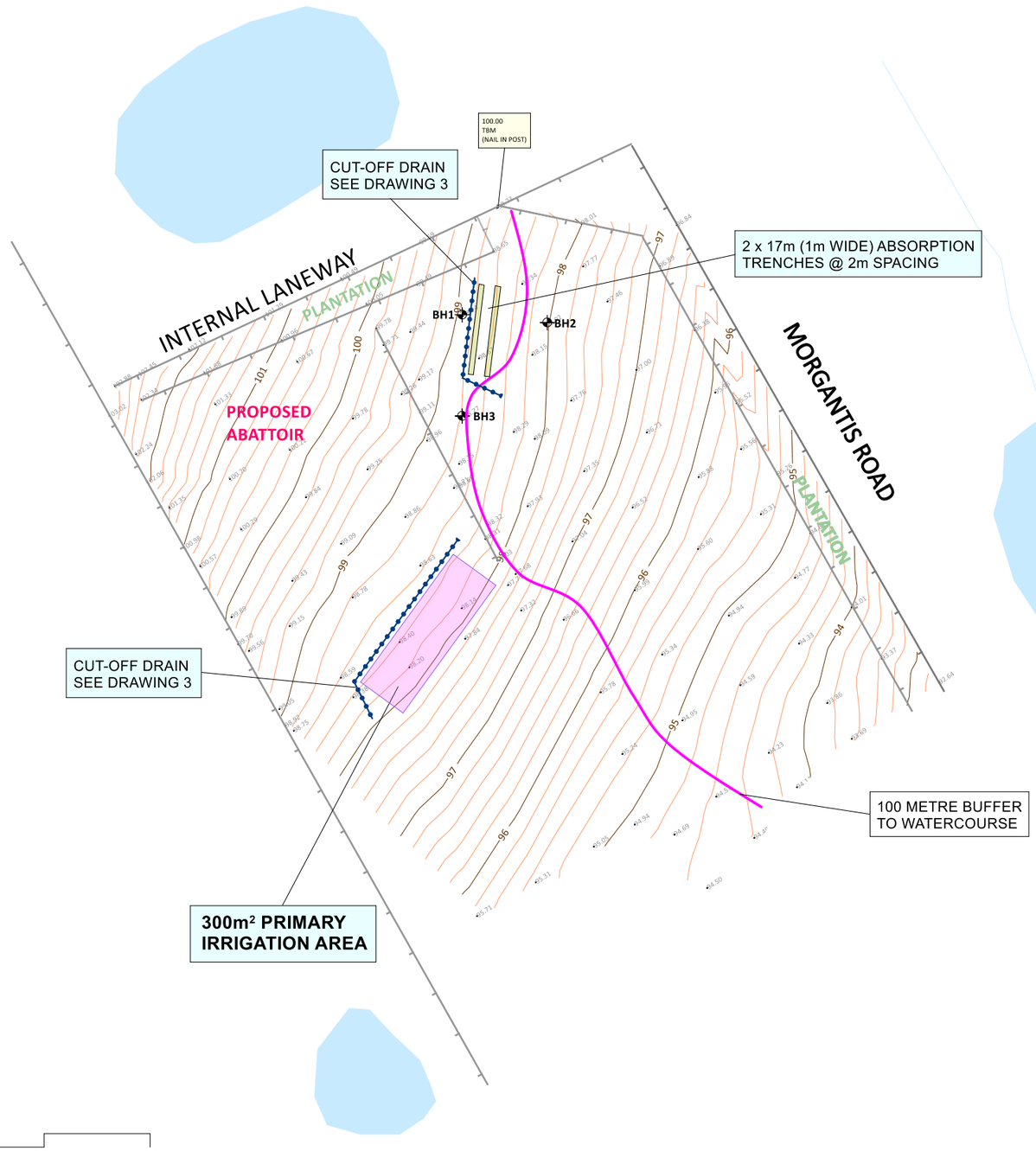
129 MORGANTIS ROAD, EGANSTOWN

JONAI MEATSMITH COLLECTIVE ABATTOIR

Scale: 1:12,500	Drawn: P.R.W.	Report Number: A220204
Contour Interval: 10m	Date: January 2023	Drawing Number: 1

Paul Williams & Associates Pty Ltd
CONSULTANTS IN THE EARTH SCIENCES

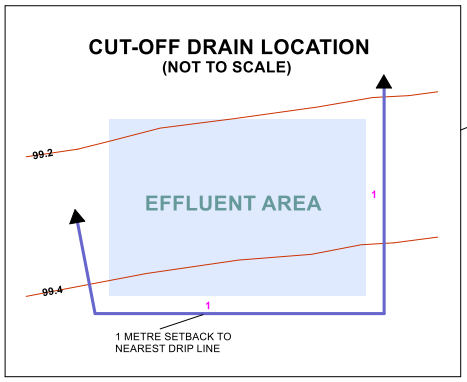
SUFFICIENT AREA EXISTS FOR DUPLICATION OF EFFLUENT IRRIGATION AREA(S) DUE TO CONTINGENCIES THROUGH THE CHAIN OF OWNERSHIP



0 20 40 60 80 100
SCALE OF METRES

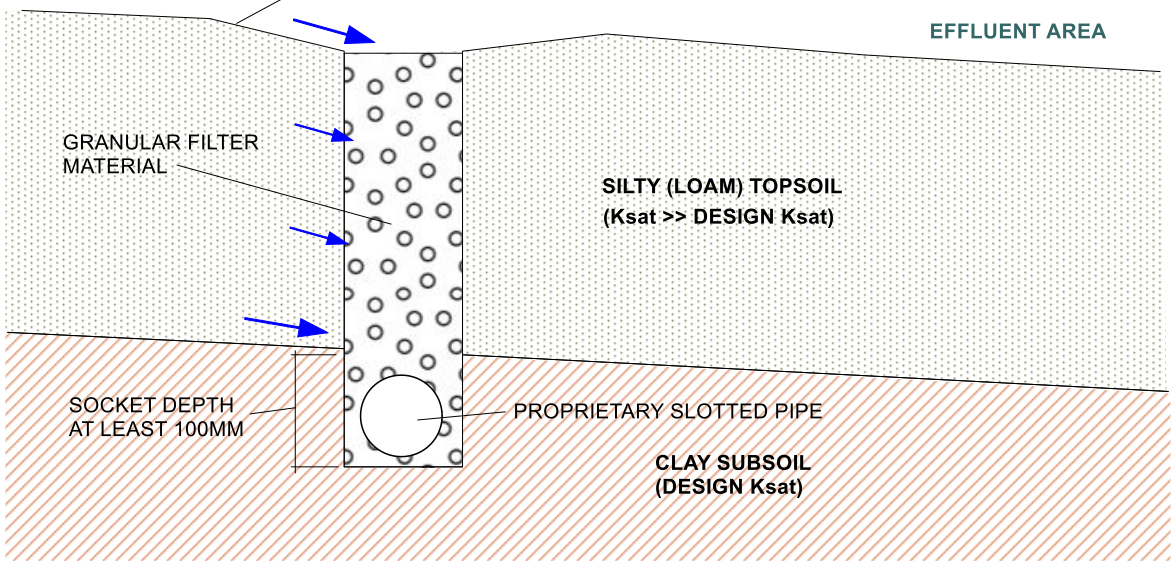
NOTE: THIS IS NOT A RE-ESTABLISHMENT SURVEY.
FOR RE-ESTABLISHMENT CONSULT A LICENSED SURVEYOR.

LOCATION OF PROPOSED DEVELOPMENT SHOWING CONTOURS		
129 MORGANTIS ROAD, EGANSTOWN		
JONAI MEATSMITH COLLECTIVE ABATTOIR		
Scale: 1:1,000	Drawn: P.R.W.	Report Number: A220204
Contour Interval: 0.5m	Date: January 2023	Drawing Number: 2



NOTE: CUT-OFF DRAIN LOCATION IS SCHEMATIC ONLY. FINAL LOCATION TO BE DETERMINED BY DESIGN ENGINEER AS PART OF SITE DRAINAGE DESIGN.

SURFACE REGRADED BY CUTTING TO FACILITATE COLLECTION OF SURFACE FLOWS - DEGREE OF CUT SLOPE LIMITED BY REQUIREMENTS FOR SAFE & EFFICIENT MOWING/MAINTENANCE



NOTES:
1. DRAIN TO BE DESIGNED, CONSTRUCTED & MAINTAINED TO ENSURE THAT NO SURFACE & PERCHED GROUNDWATER FLOWS ENTER THE IRRIGATION AREA.
2. DRAIN TO BE LOCATED ON ALL UPSLOPE SIDES OF IRRIGATION AREA (NO CLOSER THAN 1m FROM NEAREST SUBSURFACE DISTRIBUTION LINE).
3. DRAIN TO HAVE UNSPECIFIED FALL.
4. MINIMUM SOCKET DEPTH OF 100mm INTO CLAY SUBSOIL (WHERE ENCOUNTERED) OR AT LEAST 300mm DEEP.
5. DRAIN CROSS SECTIONAL AREA RELATED TO DESIGN FLOWS AS DETERMINED BY A SUITABLY QUALIFIED AND EXPERIENCED ENGINEER.
6. OFF-SITE DRAIN OUTFALL TO LEGAL POINT OF DISCHARGE SUBJECT TO LOCAL AUTHORITY REQUIREMENTS.
7. ON-SITE DRAIN OUTFALL TO INCLUDE APPROPRIATE ENERGY DISSIPATION TO AVOID EROSION.
8. ALL DRAINS AND OUTFALL AREAS SUBJECT TO POST-SPRING INSPECTION.

NOTE: DRAWING NOT TO BE USED FOR SET-OUT PURPOSES

CUT-OFF DRAIN DETAIL FOR 20/30 STANDARD EFFLUENT IRRIGATION FIELDS

DUPLEX/GRADATIONAL SOIL PROFILES

Scale: 1:10 (Approximately)	Drawn: P.R.W.	Report Number: A220204
Contour Interval: N/A	Date: 2023	Drawing Number: 3

APPENDICES

APPENDIX A1
SOIL PERMEABILITY

The *in-situ* permeability tests were attempted on 14th April 2022.

For soils with the observed swell characteristics, *insitu* hydraulic conductivity measurement is not meaningful.

From the results of the laboratory tests, a conservative estimate of permeability can be deduced as follows:-

Profile analysis in accordance with AS/ANZ 1547:2012 shows the clay B-horizon soils to be non-sodic heavy clays with saturated hydraulic conductivities less than 0.06m/day.

Laboratory testing (free swell correlations) and *insitu* (with calcium chloride) permeability testing for similar formations realise B-horizon hydraulic conductivity in the range of 0.040m/day to 0.060m/day.

The application of gypsum creates water-stable peds by replacing sodium and magnesium cations with calcium cations with a consequent higher hydraulic conductivity controlled by macro pores.

For the limiting B-horizon clay soils, and after allowing for renovation to stabilise the colloids, we have adopted an estimated saturated hydraulic conductivity of 0.055m/day.

The renovated residual clay (k_{sat}: 0.055m/day) soils will control effluent seepage rates with respect to determining the required irrigation area and to restrict surface discharges to episodic events.

Peak deep seepage is conservatively estimated at 5.5mm/day (<10% k_{sat}).

APPENDIX A2
SOIL PROFILE PHOTOGRAPHS

Borehole BH1

Borehole BH2

Borehole BH3

APPENDIX B1

Paul Williams & Associates Pty Ltd **A220204**

WATER/NITROGEN BALANCE (20/30 irrigation): With no wet month storage.

Rainfall Station: Daylesford/ Evaporation Station: Creswick

Location: Eganstown
Date: January, 2023
Client: Stuart Jonas

ITEM		UNIT	#	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR
Days in month:			D	31	28	31	30	31	30	31	31	30	31	30	31	365
Evaporation (Mean)		mm	A	205	176	124	75	47	27	27	43	66	105	126	152	1168
Rainfall (9th Decile wet year adjusted)		mm	B1	45	45	45	78	118	148	141	144	119	103	73	55	1114
Effective rainfall		mm	B2	38	38	38	66	100	126	120	122	101	87	62	47	947
Peak seepage Loss[1]		mm	B3	171	154	171	165	171	165	171	171	165	171	165	171	2008
Evapotranspiration(IXA)		mm	C1	144	123	87	45	24	12	11	19	36	68	88	106	763
Waste Loading(C1+B3-B2)		mm	C2	276	239	219	144	94	51	61	68	100	151	191	230	1824
Net evaporation from lagoons (10(0.8A-B1xlagoon area(ha)))		L	NL	0	0	0	0	0	0	0	0	0	0	0	0	0
Volume of Wastewater		L	E	15500	14000	15500	15000	15500	15000	15500	15500	15000	15500	15000	15500	182500
Total Irrigation Water(E-NL)/G		mm	F	52	47	52	50	52	50	52	52	50	52	50	52	608
Irrigation Area(E/C2)annual.		m^2	G													**300**
Surcharge		mm	H	-224	-192	-167	-94	-42	-1	-10	-16	-50	-100	-141	-178	0
Actual seepage loss		mm	J	-54	-38	3	71	128	164	161	154	115	71	24	-8	852
Direct Crop Coefficient:			I	0.7	0.7	0.7	0.6	0.5	0.45	0.4	0.45	0.55	0.65	0.7	0.7	Pasture:
Rainfall Retained:	85	%	K	1. Seepage loss (peak) equals deep seepage plus lateral flow: 5.5mm (<10% ksat)												
Lagoon Area:	0	ha	L	CROP FACTOR												
Wastewater(Irrigation):	500	L	M	0.7	0.7	0.7	0.6	0.5	0.45	0.4	0.45	0.55	0.65	0.7	0.7	Pasture:
Seepage Loss (Peak):	5.5	mm	N	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	Shade:
Irrig'n Area(No storage):	**300**	m^2	P2	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	Buffalo:
Application Rate:	**1.7**	mm	Q	1	1	1	1	1	1	1	1	1	1	1	1	Woodlot
Nitrogen in Effluent:	30	mg/L	R	NITROGEN UPTAKE:												
Denitrification Rate:	20	%	S													
Plant Uptake:	220	kg/ha/yr	T													
Average daily seepage:	2.4	mm	U													
Annual N load:	4.38	kg/yr	V													
Area for N uptake:	199	m^2	W													
Application Rate:	2.5	mm	X													

Species:	Kg/ha.yr	pH	Species:	Kg/ha.yr	pH	Species:	Kg/ha.yr	pH
Ryegrass	200	5.6-8.5	Bent grass	170	5.6-6.9	Grapes	200	6.1-7.9
Eucalyptus	90	5.6-6.9	Couch grass	280	6.1-6.9	Lemons	90	6.1-6.9
Lucerne	220	6.1-7.9	Clover	180	6.1-6.9	C cunn'a	220	6.1-7.9
Tall fescue	150-320	6.1-6.9	Buffalo (soft)	150-320	5.5-7.5	P radiata	150	5.6-6.9
Rye/clover	220		Sorghum	90	5.6-6.9	Poplars	115	5.6-8.5

PART 2

RAINFALL DATA & 9TH DECILE REDISTRIBUTION

REDISTRIBUTION OF RAINFALL

Rainfall to be redistributed (9th decile) =	**1114.1**	mm/yr
Minimum mean rainfall =	**44.7**	mm
9th decile (annual) - mean rainfall (annual) =	**235.9**	mm

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Mean rainfall (mm)	45	45	45	64	88	106	102	103	89	79	62	51	878.2
Deviation from minimum mean (mm)	0	0	0	20	43	61	57	59	44	34	17	6	342
Redistributed rainfall (mm) (1)	**45**	**45**	**45**	**78**	**118**	**148**	**141**	**144**	**119**	**103**	**73**	**55**	1114

1. The distribution is adjusted in proportion to the deviation of means from the minimum mean.

Site name: DAYLESFORD **Site number:** 88020 **Commenced:** 1867
Latitude: 37.34° S **Longitude:** 144.16° E **Elevation:** 612 m **Operational status:** Open

Statistic	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean	44.7	44.9	45.0	64.3	88.0	105.9	101.8	103.2	88.8	79.1	61.7	50.8	876.6
Lowest	0.0	0.0	0.5	0.0	0.0	16.8	14.8	17.3	13.0	0.0	5.8	0.6	420.8
5th %ile	3.9	0.6	3.9	12.0	27.1	32.0	36.9	35.7	33.7	19.5	15.7	12.0	587.4
10th %ile	6.7	2.4	7.9	15.1	35.6	38.3	46.8	46.5	39.6	26.4	21.4	14.6	627.9
Median	34.0	36.7	35.8	54.4	80.8	101.9	99.8	102.1	84.6	72.6	52.8	44.5	874.8
90th %ile	105.5	113.7	98.3	127.2	156.2	163.8	154.1	164.2	139.0	141.2	107.9	101.2	1114.1
95th %ile	130.7	147.5	115.8	138.9	180.3	189.1	171.3	186.9	161.1	145.9	144.7	114.7	1197.0
Highest	162.7	188.8	151.9	175.3	252.5	244.4	215.2	237.7	220.2	258.0	201.1	195.9	1321.5

APPENDIX B2

Paul Williams & Associates Pty Ltd A220204

WATER BALANCE (Absorption-transpiration): With storage depth less than 250mm.

Rainfall Station: Daylesford/ Evaporation Station: Creswick

Location: Eganstown
Date: January, 2023
Client: Stuart Jonas

ITEM	UNIT	#	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YEAR
Days in month:		D	31	28	31	30	31	30	31	31	30	31	30	31	365
Evaporation (Mean)	mm	A	205	176	124	75	47	27	27	43	66	105	126	152	1168
Rainfall (9th Decile wet year adjusted)	mm	B1	45	45	45	78	118	148	141	144	119	103	73	55	1114
Peak Seepage Loss[1]	mm	B3	171	154	171	165	171	165	171	171	165	171	165	171	2008
Evapotranspiration(lXA)	mm	C1	22	20	22	18	16	14	12	14	17	20	21	22	216
Waste Loading(C1+B3-B2)	mm	C2	148	129	147	105	68	30	42	41	62	88	113	137	1109
Net evaporation from lagoons (10(0.8A-B1xlagoon area(ha)))	L	D	0	0	0	0	0	0	0	0	0	0	0	0	0
Volume of Wastewater	L	E	3069	2772	3069	2970	3069	2970	3069	3069	2970	3069	2970	3069	36135
Total Irrigation Water(E-D)/G	mm	F	60	54	60	58	60	58	60	60	58	60	58	60	709
Wetted Area(E/C2)	m^2	G	21	22	21	28	45	98	74	75	48	35	26	22	51
Storage	mm	H	-87	-74	-87	-47	-8	28	18	19	-4	-28	-54	-77	
Increase in depth of stored effluent(H/0.7)	mm	K	-291	-247	-289	-156	-26	93	62	64	-13	-92	-181	-257	
Depth of effluent for month	mm	L	0	0	0	0	0	0	93	62	64	0	0	0	
Increase in depth of effluent	mm	M	-291	-247	-289	-156	-26	93	155	126	51	-92	-181	-257	
Computed depth of effluent	mm	N	0	0	0	0	0	93	**247**	188	115	0	0	0	
Actual seepage loss:	mm	SL	-66	-55	-65	-29	8	41	31	33	12	-7	-33	-55	125
Direct Crop Coefficient		I	0.7	0.7	0.7	0.6	0.5	0.45	0.4	0.45	0.55	0.65	0.7	0.7	Pasture:

1. Peak seepage loss: 5.5mm/day

				CROP FACTOR:											
Rainfall retention:	75 %	J													
Lagoon Area:	0 ha	O	0.7	0.7	0.7	0.6	0.5	0.45	0.4	0.45	0.55	0.65	0.7	0.7	Pasture:
Wastewater(daily):	99 L	P	0.45	0.45	0.45	0.45	0.4	0.4	0.4	0.4	0.45	0.45	0.45	0.45	Shade:
Peak deep seepage:	5.5 mm	Y	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	Fescue:
Wetted Area:	51 m^2	Z	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	Buffalo:
Length (1.0m wide) trench:	34 m	NE													
Average daily seepage loss:	0.3 mm	X													
Design Loading Rate:	1.9 mm	R													

PART 2

RAINFALL DATA & 9TH DECILE REDISTRIBUTION

REDISTRIBUTION OF RAINFALL

Rainfall to be redistributed (9th decile) =	**1114.1**	mm/yr
Minimum mean rainfall =	**44.7**	mm
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	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Mean rainfall (mm)	45	45	45	64	88	106	102	103	89	79	62	51	878.2
Deviation from minimum mean (mm)	0	0	0	20	43	61	57	59	44	34	17	6	342
Redistributed rainfall (mm) (1)	**45**	**45**	**45**	**78**	**118**	**148**	**141**	**144**	**119**	**103**	**73**	**55**	1114

1. The distribution is adjusted in proportion to the deviation of means from the minimum mean.

Site name: DAYLESFORD **Site number:** 88020 **Commenced:** 1867
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Statistic	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Mean	44.7	44.9	45.0	64.3	88.0	105.9	101.8	103.2	88.8	79.1	61.7	50.8	876.6
Lowest	0.0	0.0	0.5	0.0	0.0	16.8	14.8	17.3	13.0	0.0	5.8	0.6	420.8
5th %ile	3.9	0.6	3.9	12.0	27.1	32.0	36.9	35.7	33.7	19.5	15.7	12.0	587.4
10th %ile	6.7	2.4	7.9	15.1	35.6	38.3	46.8	46.5	39.6	26.4	21.4	14.6	627.9
Median	34.0	36.7	35.8	54.4	80.8	101.9	99.8	102.1	84.6	72.6	52.8	44.5	874.8
90th %ile	105.5	113.7	98.3	127.2	156.2	163.8	154.1	164.2	139.0	141.2	107.9	101.2	1114.1
95th %ile	130.7	147.5	115.8	138.9	180.3	189.1	171.3	186.9	161.1	145.9	144.7	114.7	1197.0
Highest	162.7	188.8	151.9	175.3	252.5	244.4	215.2	237.7	220.2	258.0	201.1	195.9	1321.5

APPENDIX C1
LAND CAPABILITY ASSESSMENT TABLE
(Potable water supply catchments)

LAND FEATURE	LAND CAPABILITY RISK RATING				LAND CAPABILITY & RISK REDUCTION
	LOW	MEDIUM	HIGH	LIMITING	
Available land for LAA	Exceeds LAA and duplicate LAA requirements	Meets LAA and duplicate LAA requirements	Meets LAA and partial duplicate LAA requirements	Insufficient LAA area	Non-limiting for trenches & beds. Non-limiting for subsurface irrigation.
Aspect	North, north-east and north-west	East, west, south-east, south-west	South	South, full shade	Easterly aspect.
Exposure	Full sun and/or high wind or minimal shading	Dappled light (Partial shade)	Limited light, little wind to heavily shaded all day	Perpetual shade	Full winter sunshine.
Slope Form	Convex or divergent side slopes	Straight sided slopes	Concave or convergent side slopes	Locally depressed	Regrade finished LAA surface by smoothing and redistribution of topsoil.
Slope gradient:					
Trenches and beds	<5%	5% to 10%	10% to 15%	>15%	4% to 7%: non-limiting for trenches.
Subsurface irrigation	<10%	10% to 30%	30% to 40%	>40%	4% to 7%: non-limiting for irrigation.
Site drainage: runoff/run-on	LAA backs onto crest or ridge	Moderate likelihood	High likelihood	Cut-off drain not possible	Cut-off drain required upslope for subsurface irrigation. Cut-off drain not required upslope for surface drip irrigation.
Landslip[9]	Potential	Potential	Potential	Existing	Unremarkable
Erosion potential	Low	Moderate	High	No practical amelioration	Low if undisturbed with well-maintained vegetation (all runoff to be dispersed without concentrating flows). LAAs stabilised with gypsum.
Flood/inundation	Never		<1%AEP	>5% AEP	All land application areas/building areas/access are outside the 1% AEP flood level.
Distance to surface waters (m)	Buffer distance complies with Code requirements		Buffer distance does not comply with Code requirements	Reduced buffer distance not acceptable	LAA located at least 100m from potable watercourse (see Drawings 1 and 2).
Distance to groundwater bores (m)	No bores on site or within a significant distance	Buffer distances comply with Code	Buffer distances do not comply with Code	No suitable treatment method	No bores within a significant distance.
Vegetation	Plentiful/healthy vegetation	Moderate vegetation	Sparse or no vegetation	Propagation not possible	Existing grasses suitable.
Depth to water table (potentiometric) (m)	>2	2 to 1.5	<1.5	Surface	Water table deeper than 20m.
Depth to water table (Seasonal perched) (m)	>1.5	<0.5	0.5 to 1.5	Surface	Perching likley. Install cut-off drain and design LAA for limiting clay soils.
Rainfall[10] (mean) (mm)	<500	500-900	900-1200	>1200	High risk for trench systems. Non-limiting for subsurface irrigation - Design by water balance. Rainfall exceeds evaporation for 6-months.
Pan evaporation (mean) (mm)	1250 to 1500	1000 to 1250	750 to 1000	<750	Design by water balance.
SOIL PROFILE CHARACTERISTICS					
Structure	High or moderately structured	Weakly structured	Structureless, massive or hardpan		Improve and maintain structure by gypsum application.
Fill materials	Nil or mapped good quality topsoil	Mapped variable depth and quality materials	Variable quality and/or uncontrolled filling	Uncontrolled poor quality/unsuitable filling	No fill encountered.
Thickness: (m)					
Trenches and beds	>1.4	1.2 to 1.4	<1.4	<1.2	Non-limiting for trench systems.
Subsurface irrigation	1.5+	1.0 to 1.5	0.75 to 1.0	<0.75	Non-limiting for irrigation systems.
Permeability[11] (Limiting horizon) (m/day)	0.15-0.3	0.03-0.15 0.3-0.6	0.01-0.03 0.6-3.0	>3.0 <0.03	After renovation; design by water balance
Permeability[12] (Buffer evaluation) (m/day)	<0.3	0.3-3	3 to 5	>5.0	Evaluate flow times via Darcy's Law (Assume 1m/day for weathered basalt/metasediments)
Stoniness (%)	<10	10 to 20	>20		Unremarkable
Emerson number	4, 5, 6, 8	7	2, 3	1	Non-limiting for trenches-apply gypsum. Non-limiting for irrigation-apply gypsum.
Dispersion Index	0	1-8	8-15	>15	Non-limiting for irrigation-apply gypsum.
Reaction trend (pH)	5.5 to 8	4.5 to 5.5	<4.5>8		Suitable range for grasses.
E.C. (dS/m)	<0.8	0.8 to 2	2-4	>4.0	Non-limiting for trench systems. Non-limiting for irrigation.
Exchangeable Na (%)	<5	5 to 10	10-15	>15	Inferred from Em, DI and Free swell and literature: High riskfor trenches and irrigation.
Exchangeable Mg (%)	12-15	15 to 35	<12 and 35+	<12 and 35+	Inferred from Em, DI and Free swell and literature: Non-limiting for trenches, non-limiting for irrigation.
Exchangeable Ca (%)	65-70	40-65	15-40	<15	Inferred from Em, DI and Free swell: Non-limiting for irrigation.
CEC	15+	10 t0 15	5 to 10	<5	Inferred from Em, DI and Free swell and literature: Non-limiting for irrigation.
Free swell (%)	<30	30-80	80-120	>120	Non-swelling to high swelling clay fraction.

There are high-risk factors for primary effluent trench systems (rainfall, colloid stability).

There are no limiting factors for secondary effluent subsurface irrigation.

[9] Landslip assessment based on proposed hydraulic loading, slope, profile characteristics and past and present land use.
[10] 9th decile monthly rainfalls used in water balance analyses.
[11] Saturated hydraulic conductivity from *insitu* testing and data base.
[12] Saturated hydraulic conductivity estimated from AS/NZS 1547:2012 and data base.

APPENDIX C2

MAJOR FACTORS INFLUENCING THE LIKELIHOOD OF CONSEQUENTIAL IMPACTS OF PRIMARY ON-SITE WASTEWATER MANAGEMENT SYSTEM[13]

LAND FEATURE	RISK RATING				REMARKS
	LOW	MEDIUM	HIGH	RISK RATING	
Distance to reservoir (km)	>15	2-15	<2	**1**	30 kilometres to Cairn Curran Reservoir.
Soil type rating (from Appendix C1)	1	2	3	**3**	Unstable colloids (i.e., swelling).
Distance to river (m)	>80	40-80	<40	**1**	No River.
Distance to stream (m)	>80	40-80	<40	**1**	100m.
Distance to drain (m)	>40	10-40	<10	**1**	40+m.
Lot size (ha)	>10	2-10	0.2-2	**1**	22.77 hectares.
Density (houses/km^2)	<20	20-40	>40	**2**	Less than 40 potential dwellings per km^2 of sub catchment.
LCA rating (from Appendix C1)	1 (LOW)	2 (MEDIUM)	3 (HIGH)	**3**	See Appendix C1, above.
System fail rate (%)	<5	5-10	>10	**3**	Proximity to boundary and not well-connected to reservoir system (adopt highest risk rating).

APPENDIX C3

CALCULATED COMBINED RISK NUMBER

As part of the development of the Mansfield Shire WWMP Pilot Study, Dr Robert Edis identified major factors which influence the level of risk posed by an on-site system. These factors have a differing level of importance, or weighting, when considered relative to other factors and that the interaction between factors must also be considered.

The individual factors can be rated as **low risk** (Rn<2.5) which reflects the range in which there is no expected consequential impact on water quality, **medium risk** (Rn2.5-5) which reflects the range in which the factor may influence the risk to water quality, though as a minor component of the overall risk, and **high risk** (Rn>5) which represents a significant influence on the risk to water quality.

The Edis risk algorithm weights the major factors appropriately in the context of protecting the integrity of the potable water supply, as shown below:

$$\mathbf{R_n = ((R_{Res} + R_{Soil}) \times (R_{Riv} + R_{Str} + R_{Drain} + R_{Lot}) + (2 \times R_{LCA}) + (3 \times R_{Fail} \times R_{Den}))/10}$$

where

R_n = Combined Risk Number,
R_{Dres} = Distance to reservoir risk rating
R_{Soil} = Soil (or Land-Soil) risk rating
R_{Driv} = Distance to river risk rating
R_{Dstr} = Distance to stream risk rating
R_{Drain} = Distance to drain risk rating
R_{Lot} = Lot size risk rating
R_{LCA} = Land capability assessment risk rating (from Appendix C1)
R_{Fail} = System fail rate risk rating
R_{Dens} = Density of development risk rating

The combined risk number for this site is **4 (Medium Risk).**

The results of the land capability assessment and risk analysis indicate that primary effluent and trench systems are not appropriate for this site (particularly with respect to rainfall).

The risk can be reduced to negligible levels if effluent is treated to a secondary level and disposed via pressure compensated subsurface irrigation, as described in Section 2 of the land capability assessment.

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13 Source: *Approaches for Risk Analysis of Development with On-site Wastewater Disposal in Open, Potable Water Catchments* (Dr Robert Edis April 2014)

APPENDIX D

MANAGEMENT PLAN

Paul Williams & Associates Pty. Ltd.
ABN 80 006 412 862
CONSULTANTS IN THE EARTH SCIENCES

P. O. Box 277, Sunbury, Victoria, 3429
2 Argyle Place, Sunbury, Victoria, 3429
Mobile: 0418 171 796
Email: paul@rockdr.com.au

LAND CAPABILITY ASSESSMENT LAND USE MAPPING TERRAIN MODELLING HYDROGEOLOGY GEOLOGY HYDROLOGY SOIL SCIENCE LAND-SOIL RISK ASSESSMENT

A220204-JANUARY 2023

MANAGEMENT PLAN
FOR
ON-SITE EFFLUENT DISPOSAL VIA SUBSURFACE DRIP IRRIGATION
AT
129 MORGANTIS ROAD, EGANSTOWN

1. INTRODUCTION

This document identifies the significant land-soil unit constraints (as identified in A220204) and their management and day-to-day operation and management of the on-site effluent system.

2. SIGNIFICANT LAND-SOIL UNIT CONSTRAINTS

2.1 Allotment Size. The day-to-day operation and management of on-site effluent systems, as described below, is not constrained by lot size or geometry.

Although all requirements of *Environment Protection Regulations 2021* have been met or exceeded through conservative design, prudence dictates that individual lot owners assiduously follow the management programme given in Section 4, below.

2.2 Nitrogen Attenuation. To reduce nitrates to insignificant levels, the effluent should not contain more than 30mg/litre total nitrogen.

Provided the irrigation areas are at least as large as those required to satisfy the nitrogen loading, as described in A220204 Sections 1.3.1.13, 1.3.2.13 and 2.2.3.2, and that the (specified) grass is cut and (periodically) harvested, nitrogen will be attenuated on-site.

2.3 Hydraulic Conductivity. The soils of this site are non-dispersive, low-high swelling clays with a low to moderate hydraulic conductivity. The hydraulic conductivity is significantly influenced by soil structure, soil colloid stability and swell characteristics. Breakdown or reduction of these soil parameters over time may manifest as reduced performance of the irrigation system. The monitoring and inspection regime detailed in Section 4.7.2, below, should be adhered to.

2.4 Site Drainage. Our recommendations for on-site effluent disposal have allowed for incident rainfall (not surface flow or lateral subsurface flow) pand are conditional on the installation of a cut-off drain, which should be placed upslope of the disposal areas (as applicable). Care should be taken to ensure that the intercepted and diverted surface waters and any perched groundwater is discharged well away and down slope of the disposal field (see Drawings 2 and 3).

The owner should also ensure that any upslope works do not divert and/or concentrate surface water flows onto the disposal area.

2.5 Vegetation. The effluent disposal areas have been sized via water balance analyses utilising crop factors for pasture.

ATTACHMENT 10.1.4

3. THE ONSITE EFFLUENT SYSTEM

The onsite effluent system consists of the influent (micro-abattoir and boning room), pre-treatment stream containing a sweep, screen and filter stage, septic tank(s) and a balance tank, the treatment plant/sand filter (a device to treat the effluent to at least the 20/30 standard), the irrigation areas including effluent distribution system (delivery pipes and drippers), prescribed irrigation area vegetation, associated infrastructure (cut-off drains, outfall areas, fencing), a service and maintenance programme and on-going management.

4. MANAGEMENT

The owner is required to understand (and ensure that users understand) that sustainable operation of the onsite effluent system is not automatic. Sustainable operation requires on-going management, as outlined below.

4.1 Effluent. Effluent will be generated from a micro-abattoir and boning room and is characterised by a relatively high BOD load.

Effluent will be generated from slaughter and boning operations.

Jonai Meatsmith Collective Abattoir EMF describes a throughput of 5 to 12 cattle/month and 34 to 58 pigs/month with the abattoir operating 1 day per week, the boning room operating 4-days/week with the farm gate operating 6-days/week.

The EMF advice is that the BOD load from commensurate operations is 9,500 mg/L.

4.1.1 Effluent Quality. Effluent shall be treated by AWTS or sand filter to a standard that meets or exceeds the water quality requirements of the 20/30 standard for BOD/SS.

4.1.2 Effluent Quantity. The daily effluent load-balanced volume of 500 litres is based on a weekly wash-down water volume of 3,500 litres.

4.2 Treatment Plant. For subsurface and surface irrigation, it is assumed that the design, construction, operation and maintenance are carried out in accordance with *AS/NZS1547:2012* and current a current JAS-ANZ accreditation for the AWTS and EPA interim accreditation for the sand filter.

4.3 Irrigation Area. The irrigation areas have been determined from the results of the water and nutrient balance analyses and (for subsurface irrigation) AS/NZS 1547:*2012*, *Appendix M*.

4.3.1 Effluent Area Requirement. For a daily effluent flow of 500 litres and to satisfy the requirement for no surface rainwater flow in the mean wet year and on-site attenuation of nutrients, the effluent should be applied to an irrigation area of 300m^2

Effluent distribution is as detailed in Section 4.3.2, below.

In case of an increase in effluent production through the chain of ownership, there is sufficient area available for duplicating the irrigation areas.

Any landscaping and/or planting proposals require endorsement from the Heburn Shire.

4.3.2 Distribution System. For subsurface irrigation, the distribution system must achieve controlled and uniform dosing over the irrigation area. A small volume of treated effluent should be dosed at predetermined time intervals throughout the day via a pressurised piping network that achieves uniform distribution over the entire irrigation area.

Uniform delivery pressure of the effluent throughout the distribution system is essential. Drip rates should not vary by more than 10% from the design rate over the whole of the system.

To minimise uneven post-dripper seepage, the distribution pipes must be placed parallel with slope contours.

Line spacing shall be not closer than 1000mm under any circumstances.

To facilitate the creation of transient aerobic and anaerobic soil conditions we recommend that as part of the daily irrigation process, the effluent area be irrigated sequentially by zones or time.

For surface drip irrigation, the distribution system must achieve controlled and uniform dosing at each tree. A small volume of treated effluent should be dosed at predetermined time intervals throughout the day via a pressurised piping network that achieves uniform distribution at each tree.

4.3.3 Soil Renovation. These soils are non-dispersive low to high-swelling clays, typically low in calcium. To stabilise the soil colloids and to achieve a suitable cation balance and sustainable design permeability, gypsum needs to be added to the soil.

The estimated gypsum requirement for this site is 10 tons/hectare.

Application rates are related to water (irrigation and mean rainfall) available to dissolve the gypsum. The water required to dissolve 1 kilogram of gypsum is 400 litres.

For subsurface irrigation, where irrigation water is expected to be continuous, available water is sourced from mean rainfall plus irrigation water.

A suitable amelioration technique is to initially broadcast gypsum over the irrigation area at a rate 0.75kg/m^2 followed by deep ripping to at least 600mm. After smoothing of the surface, the irrigation network can be constructed.

Following construction of the irrigation network, gypsum is to broadcast over the land application area at a rate of 0.25kg/m^2.

Note: Where soil pugging has occurred, we recommend that the top 200mm of the soil profile be rotary hoed.

Gypsum shall be broadcast over the irrigation area at a rate of 0.25 kg/m^2, every three years.

For absorption trenches, and to improve soil structure and to maintain stable peds receiving saline effluent, soil renovation in the form of gypsum application is required.

Following excavation of the trenches, gypsum shall be broadcast over the trench bottoms and the intervals between trenches at a rate of 1kg/m^2.

Gypsum shall be broadcast over the surface of the land application area every 3 years at a rate of 0.25kg/m^2.

Gypsum is to be fine ground “Grade 1” agricultural quality.

4.3.4 Buffer Distances. The water balance analysis has shown that potential surface rainwater flows from the effluent area would be restricted to episodic events.

The estimated hydraulic properties of the upper soil materials and hydraulic gradient (equivalent to the ground slope and regional gradients) have been used to evaluate (via Darcy’s Law) the buffer distances with respect to subsurface flows.

Our analysis and evaluation have shown that the default setback distances given in *Code of Practice - Onsite Wastewater Management,* E.P.A. Publication 891.4, July 2016, Table 5 are conservative and can be applied without amendment.

For a building located downslope of an effluent field, your engineer should evaluate the integrity of building foundations with respect to the assigned buffer distance.

4.3.5 Buffer Planting. All downslope (Title inclusive) buffers may be required to filter and renovate abnormal surface discharges. Hence, they are to be maintained with existing or equivalent groundcover vegetation.

4.3.6 Buffer Trafficking. Buffer trafficking should be minimised to avoid damage to vegetation and/or rutting of the surface soils.

Traffic should be restricted to ‘turf’ wheeled mowing equipment and to maintenance, monitoring and inspections by pedestrians, where possible.

4.4 Vegetation. The system design for on-site disposal includes the planting and maintenance of suitable vegetation, as specified in A220204 and/or similar documents.

Specifically, this irrigation area has been sized (in part) utilising crop factors and annual nitrogen uptake for a rye/clover eq mix.

The grass needs to be harvested (mown and periodically removed from the irrigation area).

Where a variation to recommended grass species or tree is proposed, it must be demonstrated that the nitrogen uptake and crop factors (as specified in A220204 Appendix B – water balance) are met or exceeded.

4.5 Verification. The Council is to be satisfied that the effluent system has been constructed as designed.

4.6 Associated Infrastructure. The following items are an integral part of the onsite effluent system.

4.6.1 Cut-off drains. Cut-off drains are designed to prevent surface and near-surface water flows from entering the effluent area. They should be constructed and placed around the effluent area (southern land application area, only), as detailed in Drawings 2 and 3.

4.6.2 Outfall areas. All pipe outfalls should be at grade and designed to eliminate scour and erosion.

A grassed outfall would normally be adequate. However, should monitoring and inspections reveal rill or scour formation, the outfall will need to be constructed so that energy is satisfactorily dissipated.

Should this situation occur, professional advice is to be sought.

4.6.3 Fencing. The disposal area is to be a dedicated area. Adequate "fencing" must be provided to prevent stock, excessive pedestrian and vehicular movements over the area.

4.7 Service and Maintenance Programme. The minimum requirements for servicing and maintenance are set out in the relevant JAS-ANZ accreditation and the manufacturer's recommendations.

4.7.1 Treatment Plant. Aerated treatment plants should be serviced at least one time per year (or as recommended in the JAS-ANZ accreditation and the effluent should be sampled and analysed as required by the JAS-ANZ accreditation.

The local authority is to ensure compliance.

The manufacturer's recommendations are to be followed. Generally, low phosphorous and low sodium (liquid) detergents should be used. Plastics and other non-degradable items should not be placed into the tanks. Paints, hydrocarbons, poisons etc should not be disposed of in sinks or toilets. Advice from a plumber should be obtained prior to using drain cleaners, chemicals and conditioners. It is important to ensure that grease does not accumulate in the tanks or pipes. Grease and similar products should be disposed of by methods other than via the on-site effluent system.

4.7.2 Monitoring and Inspections. We recommend that the mandatory testing and reporting as described in the *Code of Practice - Onsite Wastewater Management,* E.P.A. Publication 891.4, July 2016, include an annual (post spring) and post periods of heavy and/or prolonged rainfall report on the functioning and integrity of the distribution system and on the functioning and integrity of the cut-off drains, outfall areas and soil media.

The effluent areas should be regularly inspected for excessively wet areas and vegetation integrity.

Daily outflow from the treatment plants is to be monitored and recorded against operations and occupancy.

The inspection regime described in A220204, Section 2.2.7, should be strictly adhered to.

Paul R. WILLIAMS B.App.Sc.
PRINCIPAL HYDROGEOLOGIST
& ENGINEERING GEOLOGIST

9 March 2023

Re: PLN22/0346 – Development Application for a micro-abattoir at Jonai Farms & Meatsmiths (Dja Dja Wurrung Country, 129 Morgantis Rd Eganstown VIC 3461)

To Hepburn Shire & those who have raised objections:

Farmers globally have seen the closure of local abattoirs over several decades, bringing longer travel times for livestock and farmers, and difficulties finding a facility that meets farmers' slaughter schedule, let alone values. Many of the large, industrial abattoirs have refused service for small-scale farmers entirely, leaving them with no option except to stop farming.

Here at Jonai Farms, we have experienced the acquisition of both abattoirs we use by multinational corporations in the past couple of years, and decreased access since. JBS, the largest meatpacker in the world, bought the abattoir where we slaughter pigs last year, and almost immediately reduced the days on which we can access slaughter. (This huge global corporation has been involved in a long list of scandals, including serious breaches of animal welfare and work safety. See the Four Corners story we contributed to – The Butchers from Brazil - to learn more about what we are facing.)

In response to diminishing access and increasing risk to our livelihood, we have been actively investigating models for local abattoirs since 2017, and concluded that building a micro-abattoir on our farm to service a small group of local farms is the best solution. Small-scale abattoirs on farms can provide far greater welfare outcomes for animals – shorter or no travel distances/times, less stress, and smaller holding facilities, and positive outcomes are greatest where there is more farmer control and participation in decision making. Unlike their industrial counterparts, small, local abattoirs are embedded in communities – the connection to neighbours and ecosystems are a built-in risk mitigation measure as they are answerable to their communities in a way massive facilities behind locked gates will never be. The viability of a local abattoir is also greatest when there is no lease payable to a landlord, given the very small margins of most abattoirs.

The objective of the Jonai Meatsmith Collective abattoir is to effectively and safely construct and operate a micro-abattoir on our agroecological farm for best practice animal welfare outcomes in a way that addresses climate change and biodiversity loss through avoided greenhouse gas emissions and a circular bioeconomy. The facility will have capacity for no more than 15 farms over the course of a year, who process between one and 14 animals per month. The maximum number of animals on a slaughter day is 30 pigs or 6 cattle. We detail a typical slaughter day below. Slaughter will take place no more than one day per week, as we are primarily a farm, not an abattoir, where slaughter is an ancillary and necessary part of farming livestock. We are fundamentally committed to protecting the environment and amenity of our neighbours, ourselves, and communities downstream – everything we do here has demonstrated that commitment for nearly 12 years.

We understand that for many people the idea of an abattoir – a slaughterhouse – evokes fear and even 'disgust' (as one objector wrote). We believe that this is a result of our disconnected food system, where people have grown so accustomed to buying plastic shrink-wrapped meat on polystyrene trays from one of the two supermarkets that control over 70% of retail food sales in Australia that they forget – or prefer not to think about – the fact that animals are raised and killed somewhere so that you can eat meat.

We are most disappointed by the objections advocating for animals to be transported longer distances to industrial zones for slaughter, rather than in the farming zone where they are raised.

Just because the industrial food system is currently the 'norm' in Australia doesn't mean it should be, nor does it have to be. What is normal about raising genetically uniform sheds of pigs and poultry, or feedlots of cattle munching grain, which concentrate effluent and create enormous risks to environment, amenity, and public health?

Industrial intensive livestock systems are creating what evolutionary epidemiologist Rob Wallace calls 'food for flu' – they are the source of most emergent novel viruses that pass from animals to humans. And those are the animals in the abattoirs we have had no choice but to use since we started farming in 2011 – abattoirs that we are losing access to as outlined above.

Essentially, that industrial system is what objectors are advocating for by objecting to small-scale local facilities. Objecting to small-scale localised food production, processing and distribution supports the current 'norm' of intensive industrial livestock production as the 'standard', condemning millions of animals to lives of misery and stressful transport on their last day, and undermining the efforts of small-scale livestock farmers embedded in local communities.

Before we address specific objections, let us walk you through what the abattoir here will really look, smell, and sound like. Note firstly that we are in the Farming Zone, in which abattoirs are a Section 2 use as 'rural industry'; a 'permitted use' subject to being granted a permit. Boning rooms, dairy processing, and other forms of rural industry are allowed with no permit. Rural industry and animal sounds are both a normal part of farming, and as farming is an 'as of right use' of the Farming Zone, they are protected from lifestyle complaints unless they are deemed excessive by 'reasonable persons'.

A Typical Day in the Jonai Meatsmith Collective Abattoir

At 7:30am on a Monday, we will walk 10 pigs along our internal farm road from their paddocks to the abattoir yards. One animal at a time is separated from the others using boards, and then slowly walked around a curved chute with solid walls (to prevent animals from seeing unusual

light or strange animals, which can cause stress[1]) and a non-slip floor to the knock box (a small crush that holds animals firmly in place, which has a calming effect according to leading animal welfare scientist Temple Grandin).

Once secure, the slaughterperson stuns the pig with a captive bolt gun, which makes a sound that does not carry more than 50 metres (the nearest house is 200 metres away). The pig is rendered unconscious and is rolled to the side into the facility, where it is bled, causing it to die immediately. Dehairing and evisceration are conducted inside the facility before another pig enters the knock box. By 10:30am, all of our pigs are slaughtered and in the chiller.

During the processing of our animals, two farmers have arrived with their pigs, one driving a Mitsubishi Triton and pulling a 10 x 5 foot tandem trailer with eight pigs, and the other a Ford Courier pulling a 6 x 4 single-axle with four pigs. The farmers unload the animals with assistance from the on-site stock manager into separate holding pens with solid walls. They have access to water and are under shelter. Any vocalising is unlikely to be different from that of the normal sound of animals on a farm.

Animals are held for approximately two hours before slaughter so that they settle from the stress of transport. They are then slaughtered one by one in the same manner as our pigs before them.

Processing is finished by 3:30pm, after which we clean the facility. At most, the facility will use 1500L of water in a day. To put this in context, the average household uses 900L per day, and a household of five typically uses about 1500L – the same as the abattoir. The septic system, like thousands of them around here and across Australia, is well equipped to cope with the small volume of wastewater.

The next day, further processing will commence, and a mostly on-farm resident team will break carcasses down into a range of fresh cuts, smallgoods, and charcuterie, just as we have done for nine years. Farmers will collect their packaged meat as they have done for several years to sell through their own CSA memberships and farmers' markets, supplying around 1000 local and Melbourne households with highest welfare meat from animals raised in healthy agro-ecosystems.

A waste-nothing approach will ensure that there is minimal surplus nutrient, as most by-product will be further processed for human consumption (e.g. blood and offal) or hides or leather. While most bones are delivered to CSA members to make stock at home, any surplus bones, as well as stomachs and their contents, and other surplus yield from processing will be composted in our in-vessel rotating composting drum – affectionately known as Audrey – just as they have been for the past two years. This creates a rich compost for the market gardens of Tumpinyeri Growers farming here with us adjacent to the abattoir, thereby promoting improved water retention, ground cover, carbon sequestration, and biodiversity while

[1] Grandin, T. 2020. Behavioural Principles of Stockmanship and Abattoir Facility Design, CAB International.

supporting young farmers' access to land. In a time of escalating crises of climate change and biodiversity loss, we are offering a viable and beneficial solution for resilience – a genuine circular economy right here on the farm.

We have made soap from surplus fat for nine years in 15-30L batches, and can assure everyone that there is no offensive smell, such as there might be at a big industrial rendering plant.

The Collective's energy requirements for electricity and hot water will be managed with renewables to minimise greenhouse gas emissions. Water will be collected from the roof of the facility and stored in a 100,000L tank. A new bore has been drilled to supply water to Tumpinyeri's acre of commercial garden beds, which provides a backup to rainwater storage in the case of multiple years of drought (we have applied for a licence for up to 4ML per annum).

The **Hepburn Shire Community Vision and Council Plan** aim for 'a resilient, sustainable and protected environment,' 'a healthy, supported, and empowered community,' and 'diverse economy and opportunities.' The Collective will be a localized, ecologically-sound, and socially-just operation supporting up to 15 local farms, and employing at least five FTE workers across its direct and ancillary activities. It will bring value chain control into the hands of more farmers, providing a more resilient local agricultural sector. It also meets the Shire's ambitions to be an ecologically-sound and socially-just agri-tourism destination, with flow-on benefits to the other farms with farm gate shops.

Jonai Farms Responses to Objections

Objection: The proposed site is next to waterways feeding Deep Creek Spring
Objection: The safety of our drinking water is at risk from contamination.

We firmly believe that all of us must be good stewards of land and water, and understand how water flows to and from the lands in our care.

Schedule 1 (ESO1) states that: "Hepburn Shire is situated in the Central Highlands at the source of a number of catchments linked to Port Phillip Bay or the Murray River. Protection of the quality of this water has significant local and regional implications, especially where these catchments provide domestic water supply." Our farm, like all properties in this area, is in a Special Water Supply Catchment, which is why there is an Environmental Significance Overlay (ESO) applied to properties across the central highlands.

As a pastured pig and cattle farm, we already exclude animals from waterways, and have planted vegetated filter strips above dams and on sloped areas where water flows in high rainfall periods. We keep stocking levels in balance with the ecosystem so as not to produce excess nutrient, and have never applied synthetic fertiliser.

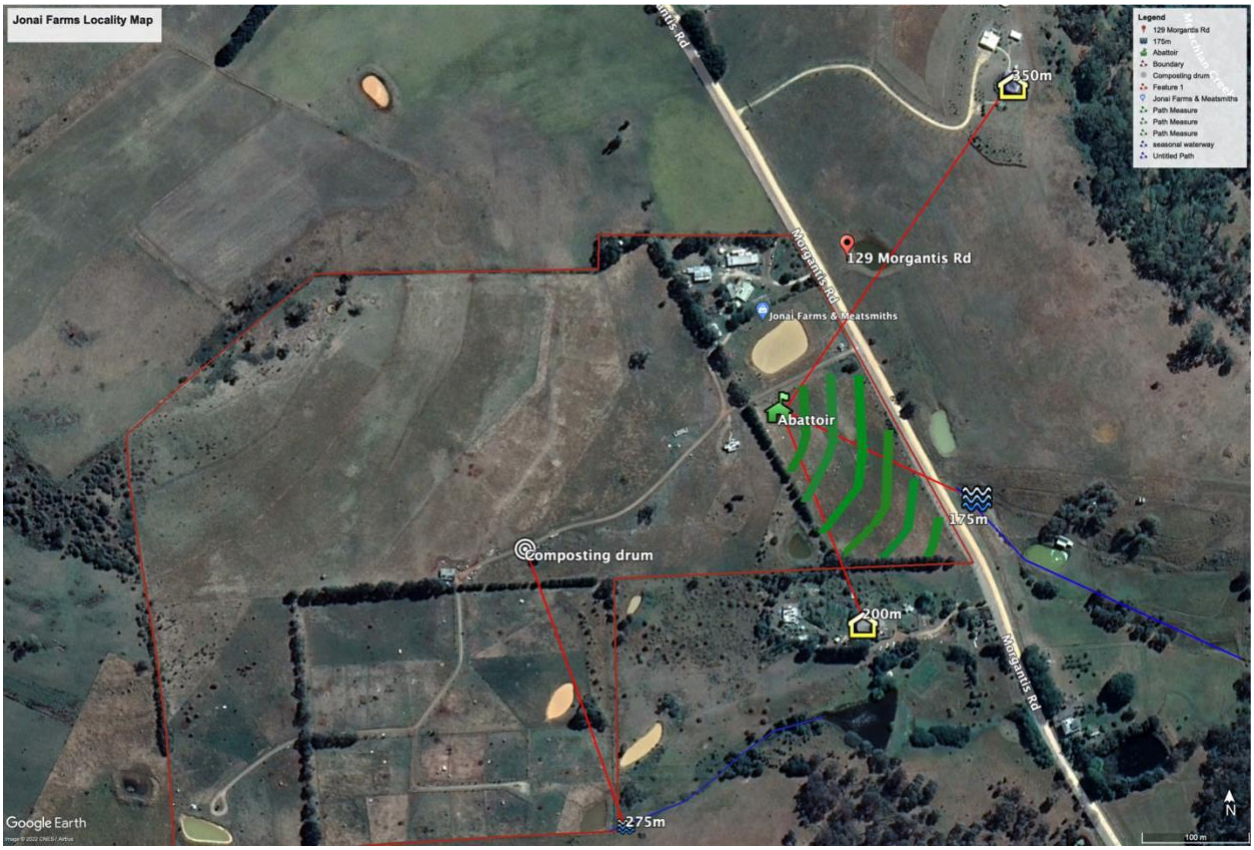
As the primary objective of the ESO1 is to protect the quality of local waterways, the relevance to the abattoir is to ensure separation and filtration between the facility and any solid or liquid waste and two seasonal waterways: one that runs directly behind a dam in our pig paddocks and one that commences on Morgantis Road.

We propose to site the abattoir approximately 175m from the seasonal waterway on Morgantis Road (well in excess of the 30m buffer required by Clause 14.02-1S **see site plan below**). We have started to develop a silvi-agriculture system in the paddocks below the abattoir site already, which will host hundreds of diverse trees and shrubs in rows 25 metres apart (between which Tumpinyeri Growers are setting up their market garden beds). We chose to develop this system as part of our ongoing commitment to revegetating the landscape for health and beauty, increasing the biodiversity richness to improve ecosystem function by welcoming a broader diversity of species from soil fungi to native grasses to small birds, frogs, and micro-bats. The increased vegetation will also serve as an extra layer of filtration between the abattoir and the waterway. There is also an existing shelterbelt of oaks, blackwoods and wattles we planted nearly 10 years ago along Morgantis Road.

The North Central Catchment Management Authority (NCCMA) has reviewed the application and has 'no objections'.

While we have long demonstrated care for the water catchment area, we note that there are no controls on chemical application in the Special Water Supply Catchment, and it is unknown how much fertiliser, pesticide, herbicide and fungicide runoff enters the water supply. Guidance from the health department simply recommends that farmers 'prevent stock access' to waterways, 'use and manage nutrients wisely' and 'optimise agricultural chemical use' in catchment areas[2]. Our farming practices evidence much higher ambitions than this.

[2] https://www.health.vic.gov.au/water/protecting-water-catchments



Objection: Effluent from the slaughter process will be pumped to surrounding paddocks.

Effluent from the slaughter process will **not** be pumped onto surrounding paddocks. The miniscule volume of wastewater (that may contain wash down water, small volumes of blood, stomach contents, manure, or environmentally-sensitive cleaning liquids) will be captured in sub-surface irrigation and a septic tank. According to the land capability assessment by a qualified earth scientist, which scopes the land capability for higher use than planned:

> *'The land application areas have been determined for the 9th decile wet year and satisfies the requirements of Environment Protection Regulations 2021 in that the effluent disposal systems cannot have any detrimental impact on the beneficial use of surface waters or groundwater.'*

Our Environmental Management Plan (EMP) submitted to Council states:

> Lairage [a.k.a. holding yards] has been designed according to Temple Grandin's world-renowned high animal welfare designs. Effluent is washed into a holding tank, to be

collected and spread on paddocks, as per *Livestock Disease Control Act 1994*, and EPA Publication IWRG641.1 Farm waste management.

Given the small number of animals in the holding pen on a slaughter day, this practice is the equivalent of the manure from animals grazing in a paddock on any given day being spread on a paddock to ensure it doesn't concentrate in the yards.

Note that many local farms regularly apply fertiliser to their paddocks (in the form of raw chicken manure or synthetic nitrogen) far in excess of the small additional manure the abattoir will create through bringing in 5-20 external animals one day per week to be held for two hours in the yards.

Objection: Animal waste products will be disposed of on the property.

The abattoir will have equipment and space to ensure we can save cattle hides and edible offal for member farms, and to process intestines for sausage casings (as per **AS 5011:2001**). Blood will also be collected in a hygienic manner for human consumption in accordance with **AS 4696:2007**. This significantly reduces the volume of liquid and solid surplus nutrient for composting on site. 'Waste' management will be in accordance with PrimeSafe standards and relevant environmental regulation and guidance, where all waste is contained, treated and re-used on site.

All surplus nutrient will be combined with locally sourced carbon material (wood chips/sawdust and soiled cardboard). All on-farm composting occurs via in-vessel rotating drum, reaching a minimum of 55C for three days, managed in accordance with EPA guidelines and **AS4454-1004**. On rare occasions where composting is not suitable, surplus yield (liquid and solid) will be removed, managed, and disposed off-site to an approved rendering plant for further processing. The composted material is stored in IBCs to mature for a minimum of three months before later spreading on pasture and garden beds. Re-use of composted material is subject to soil testing and agronomic advice to ensure nutrient uptake by actively growing plants.

The solid inedible material generated per day of operation for beef is maximum 750kg[3], of which approximately 100 to 200 kg (hides) is removed from the farm for tanning, and approximately 640kg to be managed on farm. All material that is designated for tanning or rendering off-site is stored in covered bins typically until the morning after processing, and for no more than 50 hours; it is then transported directly to the tanning facility in Ballarat or a relevant rendering facility.

The solid inedible material generated per day of operation for pigs is maximum 420kg to be managed on farm.

[3] Co-products Compendium, MLA, 2009.

The material managed on farm can include paunch contents, rumens, condemned tissues, and meat and fat trim. If the capacity of the on-farm surplus yield management system is insufficient to manage the material, the Collective will remove these from the farm to an approved rendering plant.

Objection: Animal transport vehicles will deteriorate an already fragile road and make dust and noise problems worse.

The abattoir is so small it will only operate at its full potential one day per week, and the farm utes who bring between 1 and 10 animals on the single slaughter day per week are small (e.g. the biggest might be a Land Cruiser pulling a 10 x 5 foot tandem trailer). There will be approximately **one to three** such vehicles on a slaughter day (2-4 times per month depending on the local farmers' slaughter schedules – many do not slaughter every month).

For comparison, we regularly see much larger trucks travel Morgantis Road to properties north of us, including weekly Woolies delivery trucks and municipal waste collection trucks. Some of the lifestyle blocks on our road have recently had as many as two dozen large dump trucks with tipper trailers driving loaded up and empty down Morgantis Road for landscaping purposes several days in a row.

The facility will in fact eliminate the heavy trucks that have delivered carcasses back from the big abattoirs to our boning room for the past nine years (approximately three per month historically).

Objection: Flies, noise, and offensive odours go hand-in-hand with abattoirs.

First, we remind Council and objectors once again that **'Abattoir' is a Section 2 use in the Farming Zone Clause 35.07.** That is, abattoirs are considered 'rural industry' in the planning provisions, but unlike boning rooms or dairy processing facilities, they require a permit to operate. To address Clause 35.07-6 Decision Guidelines, we have submitted an Environmental Management Plan to demonstrate the ways we will meet our responsibilities.

While abattoirs meet the aims and requirements of the Farming Zone, we know that some abattoirs (and farms) can sometimes produce noise, odours, and flies that may be objectionable or affect the amenity of neighbours. We value an aesthetically and aromatically pleasing farm, and all measures are in place to reduce potential fly breeding grounds (e.g. closed containers for the small amount of waste before it is composted). The tiny number of animals slaughtered with the highest welfare standards mean noise and odour should not be any different to a normal farm with livestock manure and normal life sounds. We want our animals and those of us who live and farm here to have a pleasant place to live.

Objection: The abattoir site is amongst a group of six (6) residential homes.

Sited in the Farming Zone (not a Residential Zone), our own home on the farm is the closest to the proposed site at approximately 50 metres away, and the other closest adjacent homes are 200 and 250m respectively. As we easily meet the separation distances required from dwellings on another property, and are in the Farming Zone, we consider this objection irrelevant.

Objection: Local properties will decrease in value

While we appreciate that property values might be adversely affected by the construction of a large-scale abattoir at the proposed site, this is not what is proposed. Details above clearly demonstrate that the facility will have negligible impact on roads, and none on water quality or neighbours' amenity. The structure will be attractive and surrounded by market gardens and rows of diverse trees and shrubs. With its biodiversity and economic diversification, our farm is what the UN Food & Agriculture Organisation calls an 'Agroecology Lighthouse'[4].

Jonai Farms has been featured in a number of beautiful cookbooks, on multiple shows on the ABC (including Landline and Four Corners), on Channel 10's *The Project* and Channel 9's *The Living Room*, and most recently on *Down to Earth with Zac Efron* on Netflix. We genuinely believe that we are a farming community showing the way to a liveable and joyful future, who attract more people to the region because they see the greater resilience that systems like ours provide in the face of climate change and more pandemics.

Objection: An abattoir will deter tourists who stay in local short-term accommodation.

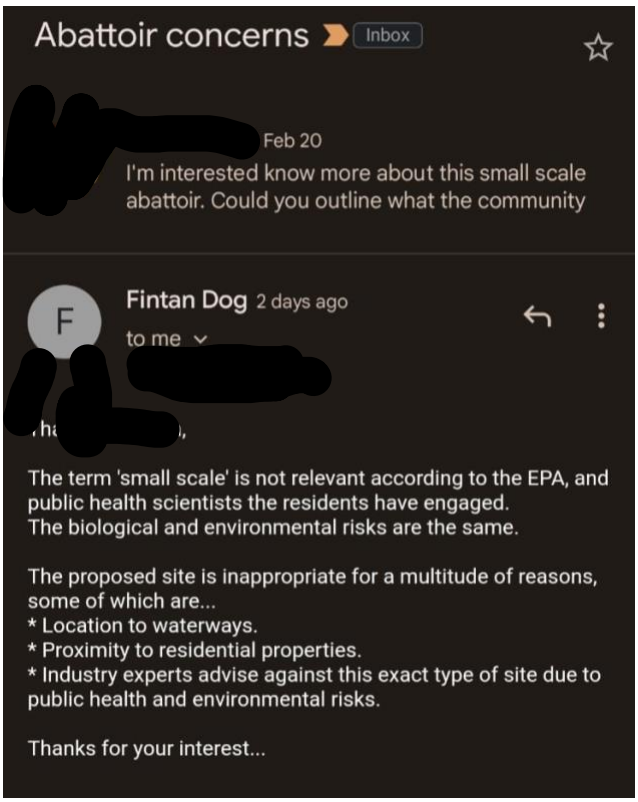
While the objectives of the Farming Zone are not to support tourism, Hepburn Shire is a well-known tourist destination. We note that the position of objectors who want more tourists in Eganstown, which means more traffic, is in direct contradiction to concerns about increased traffic.

However, we don't believe the minimal increased traffic due to the growing number of short-term accommodation options in the area warrants community concern. These tourists have visited our farm gate shop for many years as well, and will continue to do so when we have a new shop next to the abattoir. In fact, our popular range of agri-tourism workshops draw domestic and international tourists to the area, and their need for short-term accommodation is obviously synergistic with those who provide it.

Objection: Expert advice funded by government warns against an abattoir on this type of site.

This is a vexatious objection with no evidence to support it. It was printed on a flyer distributed in our area with an email address provided for residents to make further enquiries. When another local emailed the party, the response was as per the screenshot below:

[4] https://www.fao.org/agroecology/database/detail/en/c/1457735/



'Abattoir' is a Section 2 use in the Farming Zone Clause 35.07. Not only does the Land Capability Assessment (LCA) cited above clearly demonstrate that the land is suitable for the purpose of a micro-abattoir, which thus also meets the Decision Guidelines, there are many policy frameworks and strategies at all levels of government that support the development as per below:

The Hepburn Planning Policy Framework[5] Clause 14 Natural Resource Management states that 'Planning should ensure agricultural land is managed sustainably, while acknowledging the economic importance of agricultural production.'

The Hepburn Planning Scheme[6] **aims include**:
02.03-4, Agricultural land: Emerging rural industries include locally sourced produce, value added food manufacturing and related products and rural tourism

02.03-7, Rural enterprises: Hepburn Shire is a significant agricultural region and part of Melbourne's' food bowl'. The region's contribution will become of even greater importance to the State in adapting to a changing climate.

[5] https://www.hepburn.vic.gov.au/files/assets/public/building-amp-planning/documents/c80hepb-panel-report.pdf
[6] https://www.hepburn.vic.gov.au/Planning-building/Strategic-planning/Hepburn-Planning-Scheme

14.01-2S, Sustainable agricultural land use, strategies: Encourage diversification and value-adding of agriculture through effective agricultural production and processing, rural industry and farm-related retailing.

17.01-1S, To strengthen and diversify the economy: Improve access to jobs closer to where people live.

19.01-1S, Support energy infrastructure projects in locations that minimise land use conflicts and that take advantage of existing resources and infrastructure networks. Facilitate energy infrastructure projects that help diversify local economies and improve sustainability and social outcomes.

The Farming Zone Decision Guidelines[7] state:

The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.

We plan to plant a diverse range of trees and shrubs in concentric arcs from just beyond the facility to Morgantis Road, creating a silvi-agriculture system for holistically grazing livestock, growing grain, and a market garden. The plantings will create several benefits through increased biodiversity, habitat, shade, fodder, improved soil health, and to beautify the paddock from the perspective of Morgantis Road.

Hepburn Z-NET[8] is a collaborative partnership bringing together community groups, organisations, experts and council to shift the Hepburn Shire to zero-net energy by 2025 and zero-net emissions by 2030. As the only local slaughter facility, the Collective will significantly reduce greenhouse gas emissions with drastically shorter driving times for several farms, with the important additional benefit of less stress for animals transported shorter distances to slaughter (or in the case of our animals, not transported at all). The facility will be on standalone solar and use waste vegie oil to heat water, creating a further significant reduction in fossil fuel reliance.

The **Sustainable Hepburn Strategy[9]** advocates themes for 'beyond zero emissions,' 'biodiversity and natural environment,' 'low waste,' and 'climate resilience,', all of which the Collective's development will promote and progress.

Alignment with Victorian Policy

[7] https://www.planning.vic.gov.au/__data/assets/pdf_file/0028/8497/35_07-Farming-Zone-Greyhound-consultation-August-2016.pdf
[8] https://hepburnznet.org.au/
[9] https://participate.hepburn.vic.gov.au/sustainable-hepburn

Victoria's new 10-year Strategy for Agriculture[10] emphasises building resilience including to our changing climate. It is structured around the following [relevant] themes:

Recover from the impacts of drought, bushfires and the coronavirus (COVID-19) pandemic and become an engine of growth for the rest of the economy. Including a commitment to: Support farmers with information and tools to build resilience.
Protect and enhance the future of agriculture by ensuring it is well-placed to respond to climate change, pests, weeds, disease and increased resource scarcity. Including a commitment to: Ensure Victorian agriculture is well placed to manage climate risk and continues to be productive and profitable under a changed climate.

The **Victorian Animal Welfare Action Plan**'s[11] vision is for 'A Victoria that fosters the caring and respectful treatment of animals.' It has explicit aims to ensure that 'the market has confidence in Victoria for ethical and responsible animal production.' Jonai Farms and our Collective member farms put animal welfare first in all production choices – all livestock are pasture-raised on grass and enjoy the 'five freedoms of animal welfare':

- *Freedom from hunger and thirst:* by ready access to fresh water and a diet to maintain full health and vigour.
- *Freedom from discomfort:* by providing an appropriate environment including shelter and a comfortable resting area.
- *Freedom from pain, injury or disease:* by prevention through rapid diagnosis and treatment.
- *Freedom to express normal behaviour:* by providing sufficient space, proper facilities and company of the animal's own kind.
- *Freedom from fear and distress:* by ensuring conditions and treatment which avoid mental suffering.

The Collective Abattoir will strengthen all farms' capacity to ensure animals are free from the discomfort of long transport and waiting times at distant abattoirs, and from the fear and distress associated with those activities and environments.

The **North Central Victoria Regional Sustainable Agriculture Strategy**[12] is a high level strategy that suggests moving towards greater adoption of sustainable agriculture that will require land managers to collectively reconsider current practices.

The **North Central Regional Catchment Strategy**[13] priority directions include: 'Continue to increase the uptake of sustainable agricultural practices through implementation of the Regional Sustainable Agriculture Strategy, Soil Health Action Plan and Land and Water

[10] https://agriculture.vic.gov.au/about/agriculture-strategy
[11] https://agriculture.vic.gov.au/livestock-and-animals/animal-welfare-victoria/animal-welfare/animal-welfare-action-plan
[12] https://www.nccma.vic.gov.au/resources/publications/north-central-victoria-regional-sustainable-agriculture-strategy
[13] https://www.nccma.vic.gov.au/north-central-regional-catchment-strategy

Management Plan for the Loddon Campaspe Irrigation Region (LCIR).' The Collective not only is proposed to support our own sustainable agricultural practices, but also a dozen other local sustainable farms, and deepen all of our sustainable practices through reduced emissions.

The **Recycling Victoria: A new economy**[14] policy and action plan for waste and recycling includes the following priorities:

- Invest in priority infrastructure: Victoria will have the right infrastructure to support increased recycling, respond to new bans on waste export and safely manage hazardous waste.
- Provide support for local communities and councils: A new Supporting Victorian Communities and Councils program will support regional growth and community connectivity
- Reducing business waste: A new Circular Economy Business Innovation Centre will help businesses reduce waste and generate more value with fewer resources.
- The Collective's nose to tail and paddock to paddock approach will minimise potential waste, and recycle nutrients on the farm through the use of the in-vessel composting drum, creating a healthy circular bioeconomy.

Finally, a 2019 report by the High Level Panel of Experts on Food Security and Nutrition of the **UN Committee on World Food Security**, *Agroecological and other innovative approaches for sustainable agriculture and food systems that enhance food security and nutrition*[15]*,* recommends*:*

- adapting support to encourage local food producers, food enterprises and communities to build recycling systems by supporting the reuse of animal waste, crop residue and food processing waste in forms such as animal feed, compost, biogas and mulch. (p.22)

[14] https://www.vic.gov.au/sites/default/files/2020-02/Recycling%20Victoria%20A%20new%20economy.pdf

[15] https://www.fao.org/3/ca5602en/ca5602en.pdf

7 February 2023

[redacted]

Planning Department
Hepburn Shire Council
Cnr Duke and Albert Streets
Daylesford VIC 3460

Dear [redacted]

PLN22/0346 -Planning Submission Objection - 129 Morgantis Road Eganstown 3461

We have heard from some neighbours that there has been a planning permit application put in for the above property. We have looked at what has been provided on your website however, it does not answer all of queries.

We would be grateful if you could please provide us with the following:

- The date the planning permit application was received by Council;
- The criteria for notifying local residents and what date this was done;
- How this application was advertised and the criteria it had to meet;
- The date any objections need to be lodged by;
- Can we have an extension of the time to object so we can make an informed decision.
- Have any objections or support been received for this applications and are we able to get an outline of what has been provided.
- Are there reports from other government or non-government authorities who are required to be informed of the application and can we be provided with a copy of same.

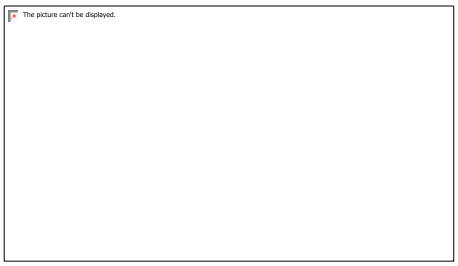
If this application proceeds it will have an impact on us and our area and we would like to understand the full nature of this application.

We thank you for your time and look forward to hearing from you as soon as possible.

We also request that our names and address remain private and confidential and not disclosed to the applicant or any other party.

Sincerely,

[redacted]



Dead Local Meat:
Building and Operating a Small-Scale Abattoir

Lessons Learnt from Seven US Abattoirs

Tammi Jonas

October 2017

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Introduction

Lack of access to abattoirs is affecting small-scale farmers across Australia. Small regional abattoirs have been closing down for years, and the issues smallholders face in accessing large industrial abattoirs are diverse. With the loss of regional abattoirs, farmers are driving very long distances to process small numbers of animals at larger, more centralized facilities. A shift to export focus at large plants has seen pigs ejected from multi-species red meat abattoirs. And at least one poultry abattoir in Victoria has denied farmers access based on the perception that they are 'competition' because they produce the same breed of ducks as the abattoir owner, and the same abattoir just informed small-scale growers that they will no longer process their birds at all – with many scheduled to process the very next day.

In an attempt to stay one step ahead of this growing problem of access to processing facilities, we started considering abattoir solutions four years ago. (At the same time we built an on-farm boning room and commercial kitchen to ensure access and control of more of our value chain.) Our initial focus was on mobile abattoirs in hopes of achieving the highest possible welfare at slaughter – no transport, and ideally a totally un-stressed animal whose life is taken without any fear.

Two years ago, I went to see a mobile slaughter unit (MSU) in Kansas in the US, but found that it was in reality parked permanently in a shed. Owner Mike Callicrate, who was very generous with his time and knowledge, shared that it's difficult to prove a viable model unless you can get a higher throughput than a single farm is likely to generate, and that movement between farms comes with a number of associated costs (e.g. staff accommodation). There are also issues with compliance when operating an abattoir across multiple sites, all with potential zoning issues and/or complicated overlays. Further research has led me to believe that mobile abattoirs might work in remote areas, where the farmers could bear a higher slaughter fee in recompense for the recovered opportunity and motor vehicle costs of long transport distances, but that in a region populated with small-scale livestock farmers such as the central highlands of Victoria, a fixed abattoir is more likely to be both viable and sustainable in the long term.

Shifting our focus to fixed facilities, in July 2017, my life and farming partner Stuart and I went on an abattoir tour and visited eight small-scale abattoirs in nine days over 4200km from Georgia to Vermont to Indiana in the US (one abattoir was still under construction, the other seven were all operational). We found that there are many committed people running viable businesses but that there are significant challenges to sustaining small-scale slaughter facilities, and in particular poultry abattoirs.

The following report was created based on our years of research, the recent tour of abattoirs in the US, and knowledge subsequently shared with us by Amanda Carter of Cool Hand Meats in North Carolina when we flew her out to participate in Australia's first Slow Meat Symposium, as well as that gleaned from other farmers and processors who attended Slow Meat. The fully operational farms and plants we visited include: White Oak Pastures (Georgia), Cool Hand Meats (North Carolina), Alleghany Meats (Virginia), T&E Meats

(Virginia), Vermont Packinghouse (Vermont), Maple Wind Farm (Vermont), and Gunthorp Farms (Indiana).

We'd like to thank the many farmers and abattoir operators who opened their doors and shared years of experience, knowledge, and wisdom with us. Your openness and generosity are deeply appreciated as we embark on a venture to build our own local abattoir and support others across Australia to do the same. To paraphrase a famous philosopher, 'those who control the means of production control the world,' and I'm glad to be in the company of the likes of you taking that control back for the people!

Lesson One: Slaughter is a break-even business & there's no money in poultry

Multiple operators told us that slaughter is a break-even business, and that the boning room (further processing) is what makes it work. Having cooking and/or other value-add facilities further increases profitability. We learned that red meat is demonstrably more viable than poultry – just consider that it requires as many people to break down one poultry carcass as it does one beef or pig carcass. Clearly that is an enormous amount of labour for a very small yield, so high numbers of birds through the system are required to justify the process. We were flat told by more than one operator that there's no money in poultry, and even that some **lose** money on poultry – dispiriting for poultry growers to say the least.

While the average poultry processed across four poultry abattoirs was 1450 chooks a day, the majority were only up to 1000 in a day. When processing ducks it was frequently emphasized that you need to double the time it takes due to QA time. In terms of staffing – we saw no facilities with less than eight people, even in poultry plants without a boning room. Note that wages in the US are at best 50% of what is paid in Australia, but then they also only command around 50% of the price Australian pastured poultry growers can charge.

A key challenge will be to prove a viable business model for slaughtering poultry. There are a number of on-farm poultry abattoirs in the US (we visited three) and in Australia, which seems to demonstrate that there is a viable model there. However, I'm keen to do more investigation and seek financial insight from those with on-farm abattoirs into just how viable that business model is before promoting it to others.

As I write this, Cool Hand Meats run by Amanda Carter in North Carolina just slaughtered its last chickens. The community came together to keep the plant operating while living in hope of investment from quarters that did not present themselves. While not wanting to be too doomsday, I can't help but share Amanda's comment when she was with us in Australia that if they were to go under, she sometimes thought it would be a 'mercy killing' for her community of small-scale pastured poultry growers as they struggled to make a decent living.

Lesson Two: Operational Insights

Lairage

Temple Grandin has revolutionized the conditions for slaughter in America and elsewhere, and part of how she has dramatically improved welfare for livestock is to design much better lairage that takes into consideration the things that spook or stress animals as they are in holding pens and walking through chutes to approach the knock box.

The best lairage we saw was at Vermont Packinghouse, where Arion has used high poured concrete walls for the holding pens. The solid walls ensure lower stress for the animals (as Temple says, 'they don't fear what they don't see'), they are easy to keep clean, and they should last a very long time. We saw Grandin's influence in a few other places as well, such as in curved chutes to entries to kill floors.

At one plant we saw workers using high pressure hoses just outside the kill floor, and even though the cattle were in holding pens some distance from the activity, they were clearly stressed and cowering from the noise and flashing movements in the summer sun. It sharpened our focus on the need to get the lairage right to ensure the highest welfare environment pre-slaughter. And it also highlighted the importance of training for all staff to ensure they understand the fundamentals of high welfare livestock handling.

The point was also made that plants need sufficient exterior holding pens for the planned throughput, and that these should also be carefully sited.

Stunning

Knock boxes – we saw one modified beef knock box with head resting and a drop down collar for complete immobilisation before the bolt, which is desirable in the American context as their standards have a zero tolerance for failure in stuns. However, my understanding of Temple Grandin's work is that she believes that cattle are stressed by total immobilization, so this may not be entirely desirable – more research to be done!

While most plants had separate knock boxes for large and small animals (e.g. cattle v pigs), some had simple modifications in the beef knock box (steel inserts) to make it smaller for pigs. At one plant we also saw the 'v' shaped design where the floor drops out from underneath and the 'v' holds the pigs suspended, which was used to calm and better immobilize the pigs.

Stunning method – no facility we saw used gas stunning, only captive bolt or electric. Previous research had indicated that carbon dioxide stunning was considered best practice in spite of its potentially aversive qualities due to the lesser (stress-inducing) restraint requirements and lower reliance on highly trained staff for mechanical stuns, but our discussions with Amanda Carter of Cool Hand Meats and others offered other insights. An issue with gas stunning is convulsions – there can be bruising because of flailing, unlike in an appropriately applied electric shock. For further comparison see EFSA 'The Stunning Report'.

According to Joe Cloud of T&E Meats, 'when stunning for hogs, electric is definitely preferable to fixed bolt or bullet. More sure; far fewer, if any, bad stuns; less thrashing, thus less chance for carcass damage or employee injury; less blood spotting in carcass.'

More research is warranted on stunning methods, and of course cost is a consideration and gas chambers and associated infrastructure may prove prohibitively expensive.

Staffing and Space Requirements

Labour is the most expensive aspect of running a small-scale abattoir, and even more so in a country like Australia where we have a commitment to fair work provisions and a living wage for all. From our observations, the design of the abattoir can play a significant role in having a sustainable staffing profile for the business.

A take-home point after viewing seven operational plants is that dead space causes a loss of efficiency and increased labour component. Smaller spaces encourage highly efficient staffing quotients, a key difference between viability and non. Sometimes automation actually appears to require more people on the floor – there's a trade off between speed and number of staff required to manage the equipment that needs careful costing to ensure the right decisions are made when purchasing equipment.

'Every time you pick up an animal and put it back down you lose money,' said Amanda Carter.

It is considered advantageous to move product out of a plant quickly so as not to take up space. Time in refrigeration needs to be as short as practicable to make room for the next product to maintain optimal throughput.

Conversely, there is a demonstrated demand for dry-ageing facilities for beef, and provision of this is highly desirable in the oft-artisanal space of small-scale producers. Victoria presents a particular challenge in this regard due to the stringent requirements demanded by PrimeSafe for the dry-ageing of beef, in which a separate dedicated chiller would have to be installed, and a testing protocol not required in other states observed, as well as a mandated reduced shelf life. Ageing only the argie (porterhouse/rump/scotch) rather than the whole carcass is an obvious and common way to reduce the space requirement of the dedicated chiller.

Even distribution of slaughtering across the week, months, and year is important for staff. Seasonal livestock such as most poultry can create a problem for a viable operation as staff need secure and regular employment. A stand-alone poultry abattoir would need to manage this risk, and one that is part of a multi-species facility might still present difficulties as staffing quotients might need to fluctuate throughout the year.

In regards to building a multi-species red meat abattoir, the height of the ceiling is important if you want to slaughter cattle, and should be included in the design from the beginning when building a new structure. Three rooms – kill floor, boning room, chill and store – seems to be a common and practical design across species, with a RTE room as a

desirable final addition. You need separate curing and product chill rooms for RTE, and possibly packing space as well, to avoid cross-contamination

Customer Relations/Scheduling

Running a small-scale abattoir means dealing with far more clients with custom needs. The work this creates cannot be over-estimated. Amanda Carter of Cool Hand Meats shared that she spends one-third of her time on customer management, and Joe Cloud of T&E Meats said 'you have to do a LOT of education and hand holding.' While we were at Cool Hand Meats a woman came with two rabbits to be slaughtered, and Amanda shared that there had been multiple phone calls and emails – a customer relations workload totally incommensurate with the return to the abattoir. This is just one area where tiered pricing depending on the number of animals being processed is critical to ensuring a viable operation.

In a small-scale abattoir you need to have at least one dedicated office staff member who sets the schedule and handles customer communications by phone and email. It is envisioned that this person also orders consumables, handles compliance, etc.

Many of the operations we visited have a six-month schedule. While this might be good for security of throughput for the abattoir, it has obvious drawbacks for small-scale producers who may not be able to confirm their slaughter dates so far in advance. In the case of a cooperatively-owned abattoir, it exists to serve the needs of its members, and in this case there is a potential conflict as on the one hand, there is a duty to remain viable for the benefit of the whole community, and on the other, to support small-scale farmer members with sufficient flexibility.

Abattoirs are industrial as well as agricultural facilities

Joe Cloud of T&E Meats provided the following very useful input around the siting and design, and energy and water needs of abattoirs, highlighting planning for resilience in the face of climate change:

> *I cannot emphasize enough that while abattoirs are agricultural facilities, they are also industrial facilities, and they work best with access to adequate infrastructure. Immediate access to public water, power, sewage treatment, gas, plentiful trained tradesmen, and rendering are all preferable to other situations, if possible. Of course, these often aren't. If you don't have this you will have to plan very carefully. If you are on wells, you need to test your water regularly & have robust filtration/treatment systems. If you are far from your local substation, you will need a good back-up generator. If you are on a drainfield, you will need to invest in a very good design, and also have traps and sumps to remove as much blood and grease and fat as possible from graywater.*
>
> *I also think that in the years ahead, with climate change, we have to think differently about our world, and plan more robust adaptive infrastructure systems. Think about winds. We are likely to have more and higher wind storms. How are you planning for that? Especially your roof systems, and your back-up generators for when power lines are blown down. Look at Puerto Rico right now - a disaster. What about fire? If you are*

in a rural area, are your facilities vulnerable to wildfire? What about drought? If you are on well systems, what will you do in a severe drought? Are you capable of enduring one? What about flooding? We are going to be experiencing much much more precipitation levels in the years ahead. What is now considered a 100 years flood will become commonplace - look at the recent hurricane in Houston, TX - a disaster. DO NOT site your facility where it is vulnerable to flooding, unless you can also provide some adequate mitigation infrastructure.

I think that solar panels are great. But, unless you have a significant battery system (very expensive) your system will be inoperable in case of a regional power outage. Still need back-up generators. Also, a solar array may be vulnerable to damage from high winds - must be built stout.

In the design phase hire a very good mechanical engineer, and emphasize qualities of sustainability and low cost of operation over low initial costs.

Ideas - cluster compressors together and capture waste heat through de-superheaters. Use gas conversion solar technologies to preheat water for sanitation. Abattoirs use a LOT of hot water.

When we installed a new hot water system, I looked at a lot of on-demand systems, like Renai, and I thought I was going to go that way. But in the end, I realized that they were fussy, and needed a good bit of tinkering, and that I was not going to have a qualified and dedicated engineer on staff, and so went with a high efficiency but more traditional system of ganged up hot water heaters. You want simple robust systems.

Think about solar angles and roof lines when siting and designing your building - if your roof is designed as a solar panel support system, that can reduce the costs of such a system, which in the long run can really help save money for refrigeration/water heating costs. Find someone who is forward thinking. However, also give a lot of thought to maintenance trade-offs. You DO NOT want down-time.

Waste management – an opportunity rather than a liability

The on-farm abattoirs we saw appeared to be making the most of what are often waste streams for abattoirs sited in industrial areas. There are opportunities for further revenue as well as ecological benefits from processing 'waste' on site into compost or other value-added products. However, Joe Cloud offered a note of caution:

As Will Harris showed you, you can do your own waste management through compost. But you need a good design, and adequate supply of inputs. And that will require labor adding to overhead costs.

Compost – make 'lasagne' of windrow compost heaps with abattoir waste and local agricultural and forestry carboniferous waste (See Cornell Waste Management Institute for excellent resources on safe carcass and waste processing options.) We saw a great example

of this at White Oak Pastures, where Will Harris makes good use of his abattoir 'waste' mixed with ubiquitous local peanut shell husks.

Value add bones, etc

- Dehydrated chicken feet, pig trotters, ears, etc as dog treats
- Tallow and/or lard candles
- Tallow and/or lard soap
- Decorative skulls
- Hides salted on-site and tanned – potential relationship with local traditional tannery to make a range of leather products.

Business Structure & Funding Model

One reason it is difficult to run a viable abattoir is because in a highly industrialised food system that values cheapness over quality the profit margin will never be high, and in many cases will not be sustainable. We believe that nobody should profit from slaughter – it's a critical part of the food chain that should provide a service for a fee, not profits for shareholders. In Australia we've seen the closure of countless abattoirs over the past twenty years, including the recent shut down of Churchill, Australia's largest domestic-only abattoir (which processed up to 2300 beef carcasses per week and did 20% of Woolworths' northern processing).

Given this context, I've always believed any abattoir we build must be a not-for-profit, and preferably also a cooperative. That is not to say it shouldn't pay all workers fairly and run as a highly professional business with clear accountabilities, but there should not be shareholders who take an enduring profit from early investment and drive the cost up and viability down. As such, the start-up funding must be carefully procured, most likely from a mix of government grants and community funds.

In terms of those accountabilities, Joe Cloud says, 'responsibility and authority has to be clear - and simple. When things break or go wrong - and in a meat plant that is likely to be EVERY DAY - it needs to be clear who has decision-making authority, and that person or those persons need to be right there, right then.'

Our Hope: the feasibility of Hepburn Meat Collective

We want to build a multi-species abattoir in Daylesford, here in the central highlands of Victoria. We have a thriving region of small-scale producers who regularly collaborate and support each other, a strong community of like-minded eaters, and also a thriving tourism industry, with a Council that has included outreach and educational opportunities from agriculture as part of the strategic brief of our shire. Together we are working to build food and agriculture systems that are ethical and ecologically sound, and the Hepburn Meat Collective is the next logical step to ensure our ability to continue this important and fulfilling work.

Our initial thinking was that we would start with poultry, then add a boning room with cook facilities, then build the red meat facility and ensure it's of a size to slaughter everything from lambs and pigs to full size cattle. We're seeking advice from the consultants to whom we have access through the Federal Government's Farming Together program to see whether we can demonstrate a viable poultry facility before settling on the exact model and build process.

For the reasons discussed above, our preference at this stage is also that the abattoir will be a cooperative - co-owned by farmers and potentially other community members (there is much more to be discussed before we can determine the optimum model for coop membership). Including all species from the beginning will ensure buy in from more farmers than if we only focus on poultry in the initial stage. So while a staged build is envisioned, the entire project should be scoped, costed and planned for.

Staffing – our aim is to have a diversified facility where staff can work across the system – e.g. a day on a farm, a day on slaughtering, a day on processing, a day on distribution… and no one killing five days a week. As a small-scale abattoir, we don't envision being able to fully employ people at just one thing, but there is potential employment across the value chain. The facility could in fact function as a farmer incubator, teaching whole value chain skills to help develop a future generation of farmers and farm and food workers.

While this highly diversified farmer incubator model is our preferred staffing model, we acknowledge the need for specialization and the challenges of cross-training a diverse workforce. We envision a need to balance our hope for a socially just and transformational system with the pragmatism required to run a successful operation.

The current preferred site is at the old Daylesford abattoir which has 100 acres attached - this gives a great deal of scope for the project to develop into a world-leading food hub. We envision that the project that starts with an abattoir, boning room, and commercial kitchen, but could also include on-site composting, rendering, leather production, and other methods of creating a no-waste nutrient-cycling operation, as well as ensuring highest animal welfare practices by locating the holding pens somewhat removed from the entrance to the kill floor. The site also already has like-minded small-scale existing tenants with food processing and distribution facilities, something we see as deeply synergistic to the project.

APPENDIX A: THE NEED

The third day of the Slow Meat Symposium in Daylesford in early September was a seminar with Amanda Carter of Cool Hand Meats in North Carolina. At the start of the session we went around the room surveying why people were at the session and who and why they were considering building abattoirs (participants came from Victoria, Tasmania, South Australia, New South Wales, Queensland, and Western Australia). The following is a brief insight into the needs of small-scale producers in Australia.

Michael -Free range pork - issue is access to abattoirs, $20,000 a year on processing for small number of pigs. $70 kill cost plus freight.

Mara - on small acreage hoping to have a few pigs soon. Interested in issues with market access in terms of quality.

Simon - Pastured meat birds - good relationship with abattoir, afraid abattoir might close. Issue of instability.

Adam - built a mobile poultry abattoir. If the current one we use closes, we have no alternative. Process of getting approved is uncertain.

Kerry - access to land in WA. Our abattoir is an hour away. None of the farmers in the wheat belt is looking at supply chain control. Interested in value-chain management control.

Matt - pigs and sheep, cattle. We have a small abattoir close to us, but we have a problem with quality and animals are getting stressed getting to the abattoir door.

Bryan - grass raised poultry - biggest constraint is kill fee per chook (we pay more than anyone else) because we are small and abs too far away. Quality control is an issue.

Mick - abs an hour away, but they are closing. Interested in mobile abs. Interested in how brands are linked to practices of abs.

Steve - hobby farm with Angus, hoping to expand. Working off farm. Engineering and quality control background. Mobile on farm abs interested.

Cole - farms sheep, beef and goat. Egg production. Vertically integrate egg production. would like to integrate the rest of the protein they grow.

Bec - growing cattle for 4 years. Abs ten minutes away. Worried about brand and the abs. Wanting to build off grid plant themselves. Abs, dry age, boning room, education.

Glen - NSW - wants to vertically integrate. 3.5 hours from abs.

Bruce - relatively close to abs, couple of options. Had to take chooks home because abs was closed on the day of slaughter without notice.

Mandy - Free range chicken - looking at on-farm abs. Only one abattoir left for them.

Max - Traralgon - meat birds on private scale and interested in expanding. Issues with impacts on abs by way of animal welfare groups' exposés – disproportionately affects small scale.

Belinda - small farm with cattle. Don't like her abs option.

Greg - receive a lot of animals from people in the room and therefore have an interest in the conversation. Traceability problems. Room to work with existing abs.

Alison - Slow Food Melbourne. Advocate for farmers. Several of our farmers were impacted by abs closing down. Animal activists filming in abs is a threat to small abs. Be proactive and try and keep small abs open while making sure animal welfare is high.

APPENDIX B: Notes on US Abattoirs Visited

The following are my rough notes on the abattoirs we visited to give more detail to the analysis I've provided above. Shared with the generous permission from each of the abattoirs we visited.

White Oak Pastures – Georgia (on-farm abattoir)

- processes 130-190 cattle/week – costs about $450 to kill, cut & pack a beef carcass
- processes approx. 4000 chooks/week
- paid about $2.2m for the red meat abattoir – could have done for $2m without shop/office, etc
- Poultry processing
    - Peracetic acid & ice – into chill bin for four hours
    - Normally 1000/day
    - Staffing = 2 on kill floor, 2-3 in hot room, 8-9 processing
    - Scalder – hotter & shorter (224F for 2-3 seconds)
- Cattle processing
    - Originally wanted to kill 50 head/week – wasn't enough. Ran a loss for first six years processing. Brought in other producers to increase throughput for red meat processing.
    - Ave 35/day
    - Staffing – 6 on kill floor (2 just dealing with waste), 14 in cut room, 5 in grind room
    - For 10-20 head/day could do with 2 good guys on the kill floor
    - Kill – lactic acid – eviscerate & split – peracetic acid – chill
    - 18ft ceiling in kill room & cut room, 12ft in chiller
    - Uses boning room to cut pork that is killed at off-site facility.

Foothills Pilot Plant – Cool Hand Meats – North Carolina

Lairage

- Should have a roof from the building over the offloading area
- Overhead fans
- Blue lights as it apparently calms the poultry

Offloading

- Broken baskets are no good – escapees
- Weight of baskets problematic for operator if too big – should be a rule that farmers have to help offload baskets?
- Don't stack baskets higher than 4 for OHS & heat issues for birds

Kill

- hang birds from shackles – the bottom of these are best at about operator eye height
- Shackles & chain came with a motor – actually works best without a motor, with slaughterman pulling it around as desired (note that slaughterman has to lean over the blood collection tray, which could be hard on the back over time?)
- Slaughterman stuns with a Knase stun knife, which Amanda doesn't like. It's either on or off, can't calibrate for different birds. On white birds it will often break the

breastbone and cause bruising under the wings from how hard the wings flex from the shock, breaking wings, and hearts exploding, causing the pink blood spots in the breast like you get in pigs from stress
- Need a metred charge on a stunner
- Cut heads entirely off

Scalder
- at 140F – 40 seconds for chooks, 4 minutes for ducks (tried 180F & lost cuticles and risked cooking the bird)
- change water after 100 ducks as gets too dirty
- basket scalders are best, and on a timer
- 2 scalders would be more efficient to keep flow moving more quickly generally, and to avoid a shutdown while empty and refill the scalder
- on-demand hot water heater essential

Plucker
- Mostly happy with their plucker - Ashley
- wear & tear on the door latch is constant – replaces 4 x year
- overhead motor would probably be better for maintenance as nothing tolerates constant water very well (Browler?)
- you don't need a bomb proof motor, you need a waterproof motor!
- All utility connections must come from the ceiling, and train people to clean them!

Racks through to evisceration room
- Cambro – Amanda reckons she gets 4 years out of them before the epoxy cracks off the metal.

Evisceration room
- Fronter & venter required to be separate people to use separate knives for front & back cuts on birds
- Then hand to eviscerator who pulls the entire viscera and hands it to the inspector
- Inspector separates the pluck, keeps hearts & livers, hands carcass to final wash
- Person sprays outside and inside bird, onto racks to be wheeled into QA room when full
- No chemicals used in this room – did have chlorine at fronting/venting station but no longer, and have proven low microbial count with testing
- Venting table should be perforated

QA room
- Staff plucking and checking insides
- Ducks must be between 7 and 8 weeks, 2 days or over 13 weeks or 'porcupines'
- Final dip into 120-130F w 2-2.5% lactic & citric acid – does not use peracetic acid

Blast chiller
- 34F/1C
- chills to 40F/4.4C or below in 3-4 hours

Staff

- Kill = 1 loader, 2 kill/pluck – but could do it with 1 in well-designed space
- Evisceration = 7 (9 even better to keep up with kill floor)
- QA room = 8
- Every room needs a pace setting human with the power to hire and fire

General

- established in 2012
- 3500 sq ft building – would recommend 6000-8000 sq ft – reckons a new build would be $1.5mil to build
- Sized for up to 75,000/year
- Can work up to 150,000
- They do 70% red birds / 30% white birds – red birds much better/less vulnerable to process
- Kill 3 days, pack 1 day, GM works 5th day
- Average 1000 birds/day – have done up to 1600
- Woman arrives to collect 2 rabbits (!) – very small batches are hard, require lots of comms for very low fee
- At 400 birds/day, 6 people on kill floor would be great. Can do it with 4 but suffer on cleaning – 'fatigue kills sanitation' – did 750 chooks w/ 7 ppl & were still on the floor at midnight
- 'a duck is 2 chickens' re time
- 200 labour hours different on wrong aged ducks
- the more walls you can take off the death end of your business the better because of noise and cleaning
- Cornerstone Farm Ventures – catalogue for farm equipment
- Electronics are a weakness as don't tolerate water
- UNFAO Poultry Inspection document has all info you need on equipment/processing needs

Processing fees (chickens):

1. 500+ $3.50ea
2. 300 – 500 $3.65ea
3. 200 – 300 $3.85ea
4. 100 – 200 $4.45ea
5. 30 – 100 $5.00ea
6. 1 – 30 $6.00ea (recommend a min administration fee)

Alleghany Meats – Virginia

Contract USDA inspected facility, Shareholder owned (potentially coop owned).
Operates 5 days wk
Stunning

- Cattle (rifle)
- Bison (rifle)

- Yak (rifle)
- Pigs (Captive bolt)
- Sheep (Captive bolt)

Staffing:
Kill floor – usually 2 people (3 on busy day).
Cut room – 6 max

Processing:
- 6 to 7 beef equivalent kills per day
- 1000 lbs of carcass weight processed per day
Hourly slaughter rate:
- ¾ beef per hr
- 1 bison per hr
- 3 lambs equivalent 1 beef

Costing:
- beef $60
- bison / yak $100
- pigs $45
- lambs $95 (flat rate that includes pack)

Cutting costs:
- cut and pack 68c / lb (add extra for cryovac bags)
- USDA labels 12c
- Premium beef cut service 80c/lb

Waste water treatment: Grinder pump to three stage (sedimenter, digester, separator, leach field)

Value adding idea – micro rendering plant onsite to remove cost of waste collection / removal.

T&E Meats - Virginia

- Contract USDA inspected facility.
- Virginia is a Talmadge-Aiken state, co-administers the Red Meat Act in partnership with the USDA – see Talmadge-Aiken Act of 1964
- Animal Welfare Approved since 2012
- Processing
    - Throughput 1.1 million carcass lbs per yr. Break down 2016:
        - 800 beef
        - 2800 hogs
        - 700 lamb & goat
    - 20 – 25 K carcass lbs per week
        - Beef 20 – 25 / wk (ave 8 per day)
        - Hogs 50 -60 / wk (70% skun, 25% of de-haired pigs left whole for spit / whole cook market)
        - Lambs (including mutton) 20 – 30 every other week
    - 3 days slaughter per week (W/T/F) with 5 days processing

    - Booked out in advance 8 – 12 wks in advance
    - 250 accounts (clients) on books at any one time. Around 60-85 with own custom label
- Pluck – customers can get much back. Cannot get lungs/stomach/intestines. Can get heart/liver/tongue/kidneys. Pig livers rarely pass inspection (point of contention with inspectors).
- Wages (state minimum $7.70/hr. For T&E Meats wages
    - Start at lowest $11/hr
    - Highest $17/hr
    - Median = $14.50/hr.
- Recommended to see all species abs – Washington Meats – Sep Harvin – Kingstree, South Carolina
- Anti micro management:
    - CCP 1 – visual inspection with zero tolerance
    - CCP 2 – 150 deg for 2 mins. Has 15 years of CCP data to prove safe practices but recently added GMP below for additional safety)
    - GMP – lactic acid spray at 2-3% then to chiller.
    - Daily fogging of Sanidate in process room as final sanitation step – fogger on timer for after hours
    - Periodic fogging of Sanidate at 5% in beef carcass chiller for mold/pathogen control
    - Periodic fogging pyrethrum in kill floor area for flies (May thru September)
- Lactic Acid Carcass Wash. Don't use dosing mixer as difficult to calibrate and also cools solution too much which reduces effectiveness. Recommend using a heated batching bath (2.5% solution) and on demand pressure pump with attached PLASTIC spray gun. Note discoloration of meat if above 3% concentration.
- Bauman scalder ($30K new, $18K used)
- Best and Donovan – electric stunner as this allows up to 45s window to bleed out animals (if bolt is used only have 20s window to bleed out.) Also – more consistent/reliable stunning; less blood spotting in meat; safer for operator.
- Hot water – modular natural gas heaters (to allow for expansion) to hot storage to circulated hot water pipe. Note isolation of storage tank option to deliver hot water direct to insulated overhead circulation pipe loop.

Maple Wind Farm - Vermont

- Bruce & Beth have the very first Featherman unit ever built ('the first pancake', Beth jokes) - 40-foot container – since 2013. Their barn burnt down a few years ago and they rebuilt and added separate (huge) walk-in chiller & freezer in barn a couple years ago.
- Typically 800 chooks of their own (Cornish Cross) on Mondays, cut & pack Tues/Wed, every other week process for other farms on Thurs (600 birds), cut & pack Fri.
- Seasonal due to heavy snow/freezing winters – only operates the processing unit from end of May to November

- Birds hanging from shackles throughout entire process after killing, including evisceration & QA – killed in cones, no stunning. Shackles are rolling individually, not on a chain, so each operator has control over flow.
- Cut in cones – scald – pluck – plucker door automatically opens through into evisceration room.
- Hang in shackles – feet & oil glands cut off – head up into shackle into 3-point – j-cut around vent – eviscerate/inspection – QA – into crates – into air chiller
- Staff = 2 on kill, 6 on eviscerate/clean/QA
- So at 8 staff/day processing @ $15/hr = $1000/day in labour
- For contract processing 600 birds/day @ $5.50 birds = $3300 across the two days for kill & pack – they don't cut others' birds, only pack them whole.
- Sell their chicken at $5.50/lb
- Their pigs are processed elsewhere for $55/kill + $.85/lb processing & $1.95/lb sausage making

Vermont Packinghouse - Vermont

- Employs around 50 people (currently 55) – 6-7 full-time cleaning
- Started by hiring from other facilities to bring in expertise early on
- Starts new staff on basic jobs like washing/trimming
- Pay ranges $13-$20/hr

Lairage

- Concrete walls – 'built to last' – galvanized gates – textured concrete floors, sawdust thrown down regularly, walkway added over holding pens.

Throughput

- Up to 50 beef/day, and with recent upgrades should be able to do up to 65.
- Average 80-90 pigs
- Total = around 300 beasts per week
- Black River Produce is about 1/3 of their business @ 60 pigs & 36 beef/week

Kill

- Stun – pigs with electric, cattle with captive bolt
- Pigs – stun, scald, torch, hand scrape/QA
- Knock box has v-shaped walls for pigs. Pigs enter, floor drops out from under so pig is dangling, stuns.
- Beef knock box – USDA inspector reckons it's the most humane in the industry – head through opening, piece rolls down to secure head from above and a jaw holder flips up so head is completely immobilized. Made by Riopel, a Canadian company (Qebec)
- Stun – 500v for 10 seconds to head, roll pig out, move juice to heart
- Don't take anything over 450lb (so no sows or boars) as have not worked out a reliable way to stun them. Captive bolt has bounced off their skulls. Can't restrain pigs like cattle because they don't have a neck

- 9 people on the kill floor – highly automated since upgrade, with 18-foot rails and people on elevated platforms to eviscerate, split
- lactic/citric acid mixture (XIDE) 2-2.5% - use half as much as pure lactic & less damage to concrete and skin
- leg transfer rails at 18ft (others at 12-13ft)

Boning room

- conveyors – top = fat & bone, bottom under holes in chopping boards to push mince trim into
- N60 testing – tests trim waiting to be ground – all mince is tested for all 7 strains of e coli
- Cut & pack process all happening at once in one big room
- Kevlar wrist guards, chain mail gloves & aprons for those cutting towards selves
- Smokehouse - brined product in one door, wheeled out other side into RTE room where no raw product enters
- Dedicated chiller for chilling RTE

Prices

- $38/pig + $.79/lb hanging weight
- $65/beef + $.79/lb hanging weight
- $160 for a whole pig they don't break down to maintain the margin without further processing
- there's no margin on killing – it's a break-even business. All the money is in further processing
- customers are given a cut sheet to select from. If in doubt, pick option A

Waste

- everything goes to rendering plant (mostly for pet food) - $10/kill is built into $65 beef price for rendering

General

- people will say they'll bring more animals than they actually will – overbook and don't be afraid to charge a deposit and no-show fee
- have your debt structured appropriately – e.g. equipment separate from buildings
- throughput – incentivize higher volume
- flat fee on species with low yield (chooks, sheep, rabbits…)
- make sure you get all your 'as built' drawings, including electrical, plumbing, etc
- wouldn't build a plant without town sewerage

Gunthorp Farms – Indiana

Staff

- 30 staff – 20 full time & 10 part time across entire operation
- Pays $12.50 - $15/hr for those in the processing plant.

Chooks

Kill

- prefers 5, normally only 4 staff

- 1 stun & stick
- 1 hang
- 1 scald/pluck
- 1 moves crates & inedibles

Eviscerate

- 1 removes oil glands
- 1 removes feet
- 1 re hangs
- 1 cuts neck
- 1 vent incision
- 1 pulls viscera
- 1 vacuums lungs
- 1 collects edible pluck
- 1 trims & drops
- 1 final QA
- 1 anti-microbial (lactic)
- 1 onto trays
- = 16 total for 3000 chooks per week, all killed on one day

Further processing

- 1/3 birds kept whole
- 2000 portioned
- 5-6 people on cut/portion, boning out legs, packing over 2 days

Pigs

- averages 45-50/week – up to 60

Kill

- 1 moving pigs
- 1 stun, stick & hang
- 1 scalder
- 1 de-hairer/gambrel
- 1 scraping
- 1 torching
- ideally 2 more scraping
- 1 eviscerating
- 1 moves pigs to cooler
- =8-10 total

Boning

- 2 butchers – mostly whole primals into restaurants/wholesale
- 66 person hours/week – just over an hour per pig

Other

- 1 full time cleaner
- 2-3 part time cleaners

- 1 grinder x 1 day

Reckons pigs cost $160pp in kill & process – 1 hour kill, 1 hour cut?

Feed

- $.08/lb non-GMO corn
- $.20/lb bean meal
- $.40/lb minerals
- 500lbs/ton soy
- 50lbs/ton minerals
- 1450lbs/ton corn

Prices

- $3/lb legs
- $5/lb breasts
- averages $2.50/lb across chicken
- 120,000 chickens/year

General

- industrial pig farms have $2300/sow invested - Greg's about half that including land value
- Invest in things that don't rust, rot or depreciate – Alan Nation
- CATO Institute
- Animal Welfare Approved (AWA) – doesn't allow any industrial hybrids – heritage genetics only

I would like to formally object to the proposed development of an abattoir at Eganstown. PLN22/0346

Words like humane, ethical, sustainable and environmentally sound are thrown around a lot when it comes to animal agriculture but the fact is it is a leading cause of climate change and the degradation of the environment. I have traveled Morgantis road countless times, it is fragile and I know exactly the location of this proposed development and its proximity to a waterway. This is not a suitable place for this facility.

I would hope that Hepburn Shire Council will continue to progress towards a cleaner, greener future, this does not fit and I would be horrified if it went ahead if even one of the people in it's proximity objected.

[redacted]

To Whom It May Concern,

I am writing to **formally object** to the planned abattoir in Morgantis Road, Eganstown - PLN22/0346.

Regards,

[redacted].

[redacted]

[redacted]

Good morning,

My name is [redacted] Eganstown, and I wish to state my very strong objection to a planned abattoir to be situated in Morgantis Rd Eganstown. PLN22/0346

[redacted]

[redacted]

I formally object to the planned abattoir in Morgantis Rd Eganstown - PLN22/0346

[redacted]

Dear [redacted]

RE Planning Application PLN22/0346 Proposed Abattoir 129 Morganits Rd Eganstown Applicant Tammi Jonas

I am writing to submit an objection to the above application for the building and operation of an animal slaughter facility in Eganstown. Thank you for taking the time to read and consider.

My objection is on the basis that.

- the proposed location is not suitable site for an abattoir, micro or otherwise.
- the granting of the proposal will have a significant loss of amenity for residents.
- there will be and short- and long-term financial impact on residents.
- there is a risk of detrimental environmental impacts.
- granting such an application sets a precedent that will affect the wider rural community.

ZONING AND SUITABILITY

Whilst I appreciate the area is zoned Rural, I note that an abattoir does require a planning permit, demonstrating that that the planning framework acknowledges an abattoir is not suited to all rural zones and must be assessed on a case-by-case basis.

This is a rural/low density farming landscape with medium density residential housing as well as tourist accommodation (Bed and Breakfast).

Permits have been granted by the Shire for the building of residential dwellings. Existing and new residents in the area have invested in residential dwellings or small-scale accommodation in the existing landscape.

An abattoir will clearly have a detrimental effect on the area in amenity, infrastructure and as a desirable residential and accommodation destination.

Abattoirs, even small scale, are not suited to this rural location.

The applicant, in the article Dead Local Meat: Building and Operating a Small-Scale Abattoir – Tammi Jonas: Food Ethics, stated ' **Abattoirs are industrial as well as agricultural facilities'** and went on to quote Mr J Cloud as follows:

'Joe Cloud of T&E Meats provided the following very useful input around the siting and design, and energy and water needs of abattoirs, highlighting planning for resilience in the face of climate change:

I cannot emphasize enough that while abattoirs are agricultural facilities, ***they are also industrial facilities, and they work best with access to adequate infrastructure. Immediate access to public water, power, sewage treatment, gas, plentiful trained tradesmen, and rendering are all preferable to other situations…'***

The article goes on the quote the following:

I also think that in the years ahead, with climate change, we have to think differently about our world, and plan more robust adaptive infrastructure systems…… What about fire? If you are in a rural

area, are your facilities vulnerable to wildfire?.... ***What about drought? If you are on well systems, what will you do in a severe drought****? Are you capable of enduring one? What about flooding? We are going to be experiencing much much more precipitation levels in the years ahead. .*

I note that this area is in a high fire risk area (we have had two fires in the immediate areas in the past 14 days) and is subject to drought and subsequent water shortages. As this article states, ' ***Abattoirs use a LOT of hot water****.'.*

(In a domestic situation, household of three, we have had an underground 75,000 lt tank run dry in several seasons in the past 25 years.)

The applicant states in this article….

'The current preferred site is at the old Daylesford abattoir which has 100 acres attached – this gives a great deal of scope for the project to develop into a world-leading food hub. We envision that the project that starts with an abattoir, boning room, and commercial kitchen, but could also include on-site composting, rendering, leather production, and other methods of creating a no-waste nutrient-cycling operation, as well as ensuring highest animal welfare practices by locating the holding pens somewhat removed from the entrance to the kill floor. ..'

I understand the owner of the applicant's 'preferred' site refused this project.

Not having achieved their preferred site, the applicant wants a permit to operate an animal slaughter facility:

- **on a smaller acreage,**
- **in a more densely populated area,**
- **with unmade roads,**
- **without access to reticulated water,**
- **without suitable mains power,**
- **without mains gas**
- **without standard industrial sewerage treatment.**

This is despite all of these requirements having been quoted by the applicant as best practice and the availability of more suitable (industrially zoned) locations across the region.

LOSS OF AMENITY

Local amenity - Roads and traffic

Even with the current minimal road use Morgantis Road, Eastern Hill Road, Muddy Creek Road, Wilsons Road, Kooroocheang Road, have significant degradation.

All of these are access routes to the proposed site.

The application indicates that the following plus more will be regularly needing to travel to and from the site using local roads.

- Fifteen plus farms transporting animals to the site.
- Fifteen plus farms collecting end product from the farm including hides and offal.
- Customers to an expanded farm shop operating six days a week.
- Customers attending workshops and tours.
- Deliveries of waste vegetable oil to fuel the hot water boiler
- Transport of hides and body parts to an offsite rendering plant.
- Additional rubbish removal from an expanded business
- Staff
- Inspectors and auditors
- Water tankers likely to be needed during dry years

- **This operation will place a significant additional burden on local roads, increasing road damage, reducing safe access for locals and increasing cost of maintenance to the rate payer.**

Local amenity - noise

The applicant states that **'**We **plan** to plant a diverse range of native and exotic trees and shrubs in concentric arcs from just beyond the leach field from the facility to Morgantis Road…. **and provide more of a buffer from any sounds that might impact on neighbours' amenity.**

- The applicant here states they are aware there will be sounds affecting the neighbourhood.

Not only is this an industrial operation (see article by the applicant article Dead Local Meat: Building and Operating a Small-Scale Abattoir – Tammi Jonas: Food Ethics ') it is an operation involving the slaughter of cattle and pigs, with the capacity for sheep and alpacas.

Animals will be brought to the slaughter facility and penned in a strange environment. The application states they **are providing for the penning of animals overnight** when slaughter is not done on the day of arrival.

'The lairage provides sufficient pens within yards to hold: • Selected stock for the following processing shift. • Any stock rejected at ante mortem inspection • Any stock held over till the subsequent shift. All pens for overnighted animals have watering points.'

- **Residents in the area can expect to hear the calling of animals on arrival, whilst be unloaded, whilst being held in pens in a strange environment including overnight, and the sounds of animals being moved into the restraints prior to stunning.**
- **Increased traffic will generate more noise.**
- **There is no existing vegetation belt…clearly this will take time to be effective.**

Local amenity – smell

The application states the following activities will occur on the site

- Rendering to produce soap.
- Storage of offal in covered drums outside the building for up to 50 hours
- Effluent spread on paddocks
- Composted material stored in fenced bunded piles to mature for later spreading on pasture and garden beds.
- Animals slaughtered and deemed unfit for meat will be buried in a pit on site or put in an in-vessel rotating composter

Material to be stored on site until trucked through the neighbourhood to be rendered or tanned includes:

- Paunch contents
- Rumens
- 'Condemned' tissues
- Meat and fat trim
- Cattle hooves including all bone, tendon and skin distal to the carpo-metacarpal and tarso-metatarsal joints of the fore and hind-limbs
- Cattle hides

- **All of these have the potential to produce offensive odour as well as attracting flies and vermin the to the wider area and along access routes.**

ENVIRONMENT

Risk to local waterways

The onsite wastewater management report states that 'the site is not sewered and for the purposes of the report mains water equivalent is assumed. So all assumptions in the report assumes a 'mains water equivalent'

- **There is however no reticulated water and the operation is relying on a water tank, even though this area is subject to drought and water shortages.**

Th report also states that the risk to surface and ground water is negligible **'**provided that the on-site system is adequately designed, constructed**, operated and maintained'**

- **The absence of risk very much relies on the applicant undertaking the correct operation and maintenance.**

The report states:

- there are high risk factors for the primary trench systems..the first line of defence

- All downslope (Title inclusive) buffers may be required to filter and renovate abnormal surface discharges. Hence, they are to be maintained with existing or equivalent groundcover vegetation.

- Vegetation. The system design for on-site disposal includes the planting and maintenance of suitable vegetation,…. Specifically, this irrigation area has been sized (in part) utilising crop factors and annual nitrogen uptake for a rye/clover eq mix. The grass needs to be harvested (mown and periodically removed from the irrigation area). Where a variation to recommended grass species or tree is proposed, it must be demonstrated that the nitrogen uptake and crop factors …. are met or exceeded.

- Fencing. The disposal area is to be a dedicated area. Adequate "fencing" must be provided to prevent stock, excessive pedestrian and vehicular movements over the area.

- Monitoring and Inspection …. include an annual (post spring) and post periods of heavy and/or prolonged rainfall report on the functioning and integrity of the distribution system and on the functioning and integrity of the cut-off drains, outfall areas and soil media. The effluent areas should be regularly inspected for excessively wet areas and vegetation integrity.

- Daily outflow from the treatment plants is to be monitored and recorded against operations and occupancy.
- Gypsum shall be broadcast over the irrigation area at a rate of 0.25 kg/m2 , every three years

- **Any one of these aspects not adhered to will put the environment at risk. This is an unacceptable risk to the wider environment from the operation of such a facility at this location.**

Local wildlife

This area is a pathway for wildlife between remnant native vegetation.

- **The significant increase in road usage will post even more hazards to wildlife, the cost of treating, recovery and rehabilitation which is borne by local volunteers.**

ANIMAL WELFARE

The application states ' *Jonai Farms and our Collective member farms put animal welfare first in all production choices'* however the holding pens for the animals are adjacent to the kill facility.

The applicant stated in the article Dead Local Meat: Building and Operating a Small-Scale Abattoir – Tammi Jonas: Food Ethics that at their preferred site (in Daylesford) they would ensure the ' *highest animal welfare practices by locating the holding pens somewhat removed from the entrance to the kill floor.'*

I also note there is no provision for a gas chamber despite that In the article The farmer and the butcher « Sprout Magazine Australia, the applicant is quoted, *'The pigs are euthanised using carbon dioxide stunning, which Tammi says is considered best practice.'*

Additional observations

The applicant has been very active on many platforms stating that such a slaughter facility is needed to address the issue of 'food sovereignty'.

Whilst I appreciate the need for food security, the product from the farm, and the farms the application states will be utilising this site for the killing of their animals, is a high-end product for a niche market.

I do not believe this proposal provides in any significant way to securing food supply either in the region or the broader community.

CONCLUSION

The applicant has campaigned on many platforms agitating for on farm slaughter options.

It is documented that the preferred site was a site with an industrial heritage. That not being available much is being done to justify the operation of such a facility in a small-scale rural environment, in the close proximity of private homes and regional accommodation ventures. This is despite the loss of amenity and financial loss residents would experience as well as the environmental risk.

And most significantly the clear lack of required utilities to support this industrial application.

There is the option for the applicant to operate their business in a more suitable area (ie industrial) with access to reticulated water and waste management.

The Shire should support the Eganstown community and its environs by refusing this Application.

[redacted]

Dear Sir

[redacted] Midland Highway Eganstown. I am writing to say no to the proposed Abattoir in Eganstown, it is a very short distance from my back fence and really the last thing we the residents of Eganstown want or need. So I ask you to reject this application .

Regards

[redacted]

[redacted]

I [redacted] formally object to the planned abattoir in Morgantis Rd Eganstown PLN22/0346.

[redacted]

Dear Planning Department, Hepburn Council

I formally object to the planned abattoir in Morgantis Road Eganstown - PLN22/0346

[redacted]

[redacted]

To Council Planning team

I wish to lodge an objection to the above mentioned planning application for a proposed Abattoir at 129 Morganits Rd Eganstown plicant Tammi Jonas

My family and I [redacted] 20 years, and I believe we will be adversely effected by such a development should it be approved.

I do not believe such a development is appropriate to this site, and I ask that the council reject the application.

My main reasons for this view are as follows:

- The property on which the proposal is to take place, is relatively small and close to neighbours and public thoroughfares and as such this use will impact on neighbours and community unacceptably

- The area in which this proposed development is located is one comprised predominanly of residencial properties and hobby farms (and has been for many years, and well before the Applicant bought their property), and this devepemenet will adversely impact on the peaceful enjoyment of the homes by neighbours and the broader community.

- An abattoir will risk contamination of the nearby water ways, especially as apparently it is planned that the effluent from animal slaughter being pumped onto neigbouring paddocks.

- The fact that animal waste product are apparently planned to be disposed of on the property,

- The activity will bring about increased commercial traffic in an area serviced by fragile gravel roads. (since the applicants bought the property and started operating a Meatsmiths business on it there have been a number of occasions when the visitors to their opened days have meant that there has been large volumes of vehicles parked along the road, not only causing damage, but also obstructing passing traffic

- The location of an abattoir will adversely effect existing nearby tourist accommadtion operations .

- The abattoir will produce offensive odours, that will impact n the local community.

- I believe that allowing such a proposal will be the thin edge of the wedge, and may well see future similar/expended apliactions.

- I have little confidence that the council will be able to effectively ensure that any permit conditions are met. Already the applicants have exhibited poor animal welfare practices in terms of feeding their livestock unacceptable bizarre and inappropriate substances.

If the applicants want to establish an abattoir they should do so elsewhere, such as in an industrial area (ie near the previous Daylesford Abattior), or in a less populated area, on a larger property which will have less impact on neighbours.

I ask that the application be rejected, and ask that the council advise me of the final decision early so that any further appeals can be expedited .

Thanking you in anticipation

[redacted]

Sent from Mail for Windows

The Planning Department,

PO Box 21, Daylesford VIC 3460.

I formally object to the planned abattoir permit application in Morgantis Road Eganstown – PLN22/0346 for the following reasons:

The proposed site is next to waterways feeding Deep Creek Spring.

- Effluent from the slaughter process will be pumped to surrounding paddocks.
- Animal waste products will be disposed of on the property.
- Animal transport vehicles will deteriorate an already fragile road and make dust and noise problems worse.
- Flies, noise, and offensive odours go hand-in-hand with abattoirs.
- The abattoir site is amongst a group of six (6) residential homes.
- The safety of our drinking water is at risk from contamination. We use Bore water as our main source of drinking water.
- Expert advice funded by government warns against an abattoir on this type of site.
- Once approved Council have no method of ensuring the abattoir is operating in accordance with the permit.
- The property in question is not in an Industrial Zone where this operation would be allowable. Our zoning is farming.

Yours Faithfully,

The Planning Department,

PO Box 21, Daylesford VIC 3460.

I formally object to the planned abattoir permit application in Morgantis Road Eganstown – PLN22/0346 for the following reasons:

The proposed site is next to waterways feeding Deep Creek Spring.

- Effluent from the slaughter process will be pumped to surrounding paddocks.
- Animal waste products will be disposed of on the property.
- Animal transport vehicles will deteriorate an already fragile road and make dust and noise problems worse.
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- Expert advice funded by government warns against an abattoir on this type of site.
- Once approved Council have no method of ensuring the abattoir is operating in accordance with the permit.
- The property in question is not in an Industrial Zone where this operation would be allowable. Our zoning is farming.

Yours Faithfully,

[redacted]

The Planning Department,

PO Box 21, Daylesford VIC 3460.

I formally object to the planned abattoir permit application in Morgantis Road Eganstown – PLN22/0346 for the following reasons:

The proposed site is next to waterways feeding Deep Creek Spring.

- Effluent from the slaughter process will be pumped to surrounding paddocks.
- Animal waste products will be disposed of on the property.
- Animal transport vehicles will deteriorate an already fragile road and make dust and noise problems worse.
- Flies, noise, and offensive odours go hand-in-hand with abattoirs.
- The abattoir site is amongst a group of six (6) residential homes.
- The safety of our drinking water is at risk from contamination. We use Bore water as our main source of drinking water.
- Expert advice funded by government warns against an abattoir on this type of site.
- Once approved Council have no method of ensuring the abattoir is operating in accordance with the permit.
- The property in question is not in an Industrial Zone where this operation would be allowable. Our zoning is farming.

Yours Faithfully,

[redacted]

[redacted]

[redacted]

Good evening.

I am writing to let you know that it has recently come to my attention that Jonai Farms have submitted an application to Council to build an abattoir in Eganstown. My understanding is

The Jonai Meatsmith Collective ('the Collective') will be owned and operated by Jonai Farms, but will function as 'community-supported slaughter' (CSS) in a similar way to 'community-supported agriculture' (CSA). Farmers will sign up as members of the Collective and pay a percentage of their anticipated slaughter fees for the year ahead up front. This will secure them a year of regular slaughter, and participation in decision making processes around facility management, scheduling, animal welfare, pricing, and other matters of collective concern. While Jonai Farms will employ staff who will coordinate scheduling and manage logistics and communications with members, there will be opportunities for farmers to collectively discuss their needs and negotiate schedules that will accomm

I formally object to the planned abattoir in Morgantis Rd Eganstown - PLN22/0346.

[redacted]

Sent from my iPad

[redacted]

[redacted].

Reason(s) for the submission/objection –

Submission to Council in objection to proposal PLN22/0346 at Jonai Farms, 129 Morgantis Road Eganstown.

We are writing to object to the proposed abattoir development at 129 Morgantis Road. In light of the fact, that this is a proposal for a commercial abattoir for slaughtering animals from a number of different farms, we do not feel that sufficient time or emphasis has been placed on the controls and regulations inherent in running this sort of endeavour or the impact on the local environment and community.

- **WasteWater**:
  Environmental impact of loss of containment/contamination from proposed wastewater system to the creek. The creek flows into the water catchment for Ballarat and the Eganstown Streamside Reserve Park. The proposed development is on a hill with run off onto Morgantis Road and into the creek system.
  What regulation of this system will there be and by whom? Who is going to test the water quality in the system? What happens if there is a loss of containment?

- **BioSecurity**:
  Who is going to inspect livestock from a disease/contamination perspective. Who is going to audit the movement of livestock. This should not be left to the farmers co-operative to manage based on them knowing one another.

- **Meat Inspection**:
  We have concerns that it is a conflict of interest that the person running the abattoir is also the Meat Inspector – surely there needs to be some external regulation/governance/audit.

- **Community Amenity**:
  This proposal will see an increased use of Morgantis Road – Morgantis Road is a steep, dirt road where the sides wash away dramatically every time there is a rain event. Council patches it, but the sides are soft. What consideration is there for an increase in traffic using this road due to the abattoir. Will council seal the road?

  We understand that this is a farming area, but it is also a lifestyle choice area which the Council actively encourages and benefits from through increased rateable value. We do not think that the non-farming local residents have been adequately considered in this proposal. It is one thing to be surrounded by working farms, but an abattoir is completely different. To pretend that it will not reduce the value of properties is unrealistic. There is no benefit to the majority of local residents from this proposal.

In conclusion, we feel that this is the wrong location for an abattoir. Their farm is close to many other properties. It is a sloping site with the building on the high side which will

be visible to anyone (proposed plantings will take 10 years before they mature – oak trees lose their leaves in Winter). Water run off is into the creek that runs directly through Eganstown Streamside Reserve, a Parks Victoria managed reserve. There is a lack of clarity around regulation. And lack of consideration to the effect of additional traffic on Morgantis Road and road access whenever there has been a heavy rain event.

[redacted]

[redacted]

[redacted]

Hi Allicia

I ve received another objection for PLN22/0346- 129 Morgantis Road Eganstown.

I will reply to his email. Can you please consider the below email as one of the objections and send him the acknowledgement?

Thanks

[redacted]

Good afternoon Lipi -
due to the fact that I have not yet received a reply to my queries in an email to you 7 days ago and because I believe today may be the deadline for comments on this matter I would like to submit a formal objection to Planning Permit PLN22/0346.
My objection is based on the following - that this unique and very significant Application with the potential to have a huge and divisive impact on the Eganstown community has not been handled in a consultative and timely manner by both the Shire and the Applicant.
That an Application for an abattoir in a small rural community represents an offensive industry and is totally inappropriate for the following reasons -
Site - on a hillside and surrounded by small rural properties some only recently purchased.
Inadequate environmental impact knowledge for this site.
Waste disposal on and offsite.
Inadequate and unreliable power and water availability.
Odour.
Unreliable and poor road access and inappropriate on and offsite parking facilities.
Inability to show project viability.
Precedent set by allowing offensive industries into small rural communities and onto inappropriate sites.
Would you please acknowledge receipt of this objection.

Yours sincerely

[redacted]

[redacted]

Good morning Lipi

Before I decide on how to proceed with this matter - my understanding of the progress to date of this Permit Application is as follows -

The Application PLN22/0346 (PPA) was submitted on 07 November 2022.

Letters notifying adjoining residents were mailed out approximately 10 weeks later - on 23 January 2023

Relevant Hepburn Shire staff and Councillors were made aware that this application was pending well before it was submitted.

Prior to 02 February 2023 no letters were received in relation to this matter by adjoining residents.

To my knowledge only two residents have received notification of this PPA since this date.

The nature significance and potential implications of this PPA would surely warrant the wider Eganstown Community being informed of this Application by both the Shire and the Applicant in a consultative and timely manner.

The Applicant did not engage with local residents on this matter until a neighbour adjacent to me received on or about 8 February 2023 a hand delivered note indicating an opportunity to discuss any relevant issues would exist on Sunday 8 February 2023 (sic) at 5pm.

I received no such notification. If possible would you please let me know which residents received this invitation and when?

The closing date for objections/concerns was until the 7 February 2023 the 14 February 2023.

The new closing date is still to be determined

On or near the 7 February 2023 the Shire requested the Applicant to erect a PPA sign

This was only done after the Shire was notified no sign existed.

Apart from the request for signage to be erected does the Shire imagine further Statutory Declaration/s may be required to verify that this Application has complied with all requirements and that the proposed operation at this site will be feasible in all aspects of its operation?

Due to the complex nature of this PPA what Authorities will this Application be referred to?

Additionally are you able to confirm whether or not that prior to this application the Shire was aware if animals were being slaughtered for sale or trade by or for the applicants at their address in Eganstown?

Would you please review comment and correct any errors in my understanding where necessary at your earliest convenience.

Yours sincerely

[redacted]

On Fri Feb 10 2023 at 4 50 PM [redacted]

Good afternoon

My sincere apologies for not providing a prompt response.

We have received a confirmation about the sign on the site (by the applicant through a photo) however we are yet to receive the statutory declaration form signed by them. The statutory declaration form will mention the last date of advertising - 14 days from the day of sign erected on the site. If the sign was put up on 8th February 2023 the closing date should be around 22nd February 2023 (which is yet to be confirmed through statutory declaration by the applicant).

One can submit their concerns/objections till the point that no decision has been made on the assessment. This means that even if the advertising period is completed you can still express your concerns/objections and we will consider that while decision making. Currently The application is in its initial stage and a site inspection is also yet to happen. The application will be assessed on its merits and will take the objections into consideration.

The Planning applications are assessed as per the Hepburn Planning Scheme. You can find the link below 00 PURPOSE AND VISION HEPBURN Planning Scheme - Ordinance.

If you think it is appropriate to discuss it with the applicant through the local community engagement it might work out better. Alternatively if you still consider it important to object to the proposal and wish to discuss the planning scheme provisions and how it impacts the development please do not hesitate to contact me. We can schedule a meeting to go through the proposal.

We always encourage to book for a pre-app meeting through the link Planning Services (office365.com) to discuss proposals in detail. Therefore please book a meeting to discuss your proposal for commercial slaughter of animals on my farm at Blampied. A qualified planner will assist you to understand if the development/use is appropriate to the land and also the procedure to acquire a planning permit.

Regarding the proposal at 129 Morgantis Road my advice would be to attend the local community meeting hosted by the applicant and later make a decision to provide your concerns/objections (if any) to the Council.

Hope that answers your queries appropriately.

Kind regards

[redacted]

[redacted]

[redacted]
[redacted].au>
[redacted]
[redacted]0346 - queries

You don't often get email from attentionross@gmail.com. Learn why this is important

[redacted] – I am writing to you again to update you on the following regarding PLN22/0346.
-The majority of residents who may be affected by this application (submitted on 7 November 2022) have not received any notification (mailed out by the Shire on 24 January 2023) except for two residents who only received notification in the last week.
- That the required Planning Application sign was erected outside the applicants property only yesterday 8 February 2023 – coincidently a day after Hepburn Shire was notified no signage had been erected.
- to my knowledge no required Planning Application advertising has appeared in any still existing local newspapers or online forums (Wombat Post/ The Local). Please let me know if I am incorrect.
- That by not being told otherwise residents still believe that that the last day for submissions is 14 February 2023. Is this the case?
- That the applicant did not engage with the local community to allay any concerns until a letter drop today 9 February 2023 (copy available if required) suggesting a meeting (plus light refreshments) with interested or affected locals on Sunday 8 February 2023 (sic) may be appropriate.

My view is that this is an extremely significant Planning Application - deserving of full transparency and consultation with the Eganstown community – not a last minute push to abide by Local Regulations.
I believe this application has treated local residents with contempt and accordingly should be resubmitted to allow all interested parties to have time to fully research this project and understand possible implications.

Furthermore would you please direct me to the source used by Council and yourself to determine whether an application for a micro abattoir is appropriate or not for a community such as Eganstown and what would I be required to provide to the Shire (permits/ regulations etc) for me to carry out the commercial slaughter of animals on my farm at Blampied and would you be able to direct me to any such operation in the district?
Again your earliest response would be appreciated.

Yours sincerely

[redacted]

[redacted]

Thankyou for your prompt reply [redacted]
I am surprised that having lived in [redacted] for 25 years I only found out about this very significant Planning Application last Friday via an article in The Courier - left for me by a neighbour. Incidentally she also only found out when showed the article. I know of at least 12 people living in Allisons/Morgantis Road who have only found out about this proposed abattoir project within the last week.
As I would very much like to submit my concerns regarding this application would you please provide the closing date for me putting those concerns to Council.
[redacted] must ask you if it is unusual for an application of this type and significance for the Shire to not have notified local residents for over 10 weeks from receipt and having not enforced all mandated public advertising until now?

Regards

[redacted]

[redacted]

Good morning

Thank you for the enquiry. The application was received on 7th November 2022. The application was advertised through letters and a sign (notice of application) was requested to be placed on the front of the site. The letters of advertisement were sent to the below addresses (adjoining properties) on 24th January 2023. The site on the site has not been displayed yet. The applicant has been notified to display the sign and confirm it through a signed Statutory Declaration that the sign has been up for 14 days and a picture of the sign on the site.

The closing of the advertising period is yet to be determined considering that the sign has not been displayed on the site yet. From the day of the sign display it should be displayed on the site for a minimum period of 14 consecutive calendar days.

Please find the below table of addresses to the adjoining properties to who the letters were sent out. The letters were sent to the below property occupiers and property owners.

Property Address	Locality
20 MORGANTIS ROAD	EGANSTOWN
10 MORGANTIS ROAD	EGANSTOWN
3735 MIDLAND HIGHWAY	EGANSTOWN
84 MORGANTIS ROAD	EGANSTOWN
54 MORGANTIS ROAD	EGANSTOWN
26 NOWLAND TRACK	EGANSTOWN
16 EASTERN HILL ROAD	BLAMPIED
3681 MIDLAND HIGHWAY	EGANSTOWN
3701 MIDLAND HIGHWAY	EGANSTOWN
65 MORGANTIS ROAD	EGANSTOWN

95 MORGANTIS ROAD	EGANSTOWN
132 MORGANTIS ROAD	EGANSTOWN
56 EASTERN HILL ROAD	BLAMPIED
95 MORGANTIS ROAD	EGANSTOWN
3661 MIDLAND HIGHWAY	EGANSTOWN
3631 MIDLAND HIGHWAY	BLAMPIED
130 MORGANTIS ROAD	EGANSTOWN
100 RICHARDS ROAD	BLAMPIED

We will be unable to inform you of any objections or support received for the application because it is still being reviewed. We will notify the applicant objectors and referral authorities once a decision has been made. Please feel free to submit your concerns/support/objection to the application if you wish to do so.

We will finalise the application based on the number of objections referral responses/feedback and overall planning assessment. As of today we do not yet know which date the decision will be made.

I hope the above information responds to your queries.

Kind regards

[redacted]

[redacted]

From [redacted]

You don't often get email from attentionmss@gmail.com. Learn why this is important

ATTENTION – Planning Officer – Hepburn Shire

Dear Sir/Madam
would you please respond to my following queries -
Confirm that a Planning Permit Application has been received by Hepburn Shire for an abattoir situated at 129 Morgantis Road Eganstown and that both yourself and all Councilors are aware of this application.
If so - the date this application was received.
The dates and method by which local residents were notified of this application and who received notification.
The dates method format and location of all public advertising regarding this application.
The closing date for objections to this application.
Have any objections to this application been received to date and by whom.
Has any support for this application been received to date and by whom.
The date on which a decision on this application has or will be made.
As time is of the essence I would appreciate your response to this matter in writing at your earliest convenience.

[redacted]

[redacted]

[redacted] [redacted]
To: Hepburn Shire Mailbox
Subject: Objection to Abattoir in Eganstown
Date: Tuesday, 28 February 2023 10:58:54 AM

[redacted]

To Whom it may Concern,

I formally object to the planned abattoir in Morgantis Road, Eganstown!
PLN22/0346

[redacted]

[redacted]

[redacted]

I formally object to the planned abattoir in Morgantis Rd Eganstown PLN 22/0346

[redacted]

From: [redacted]
To:
Subject:
Date:

[redacted]

Dear Sir/Madam

Re: Objection in reference to application number PLN22/0346.

We have a property at 65 Morgantis Road, Eganstown which neighbours the premise related to the above-mentioned application.

Following a deep review of the application, we would like to formally raise an objection to the operation of a micro-abattoir and boning room. There are a number of factors we are concerned above that we strongly feel will negatively impact our property and surrounding properties. The primary issues are listed below:

- Devaluation of surrounding properties
- Increased traffic flow on Morgantis Road which is an unsealed gravel road.

The devaluation of surrounding properties is a major concern, especially in a challenged economic and real estate environment. Current and future property owners desire areas that are free from environmental issues such as noise and air pollution that an abattoir would create. The surrounding area over the past 100 years has built up its specific characteristics making it an ideal location to reside. Operating an abattoir in the area would remove these desires resulting in devaluation of properties as well as negatively impacting the environment, causing environmental degradation.
The increased traffic flow and load on Morgantis Road is a concern, due to additional trucks accessing the proposed abattoir. This would have a disruptive impact to the residents who currently use this road. Currently, the road requires grating and maintenance several times year to sustain a certain level of drivability. At some stages of the year, the road is almost undrivable due to the ruts that are created severe ruts impacting braking of vehicles which then comprises the safety of drivers using this road daily. Additional trucks would impact the quality of the road, increasing a safety risk to drivers and potentially leading to accidents. Resident safety should be a major consideration in this decision.

There are several secondary factors we would like to highlight. These include the increased noise and air pollution that operating an abattoir will have an neighbouring properties. There will also be an increase in pest animals that will be naturally attracted to an abattoir. There is a strong risk of ground water contamination if systems are not properly maintained, causing pollution which is a critical concern.

Finally, there are many research studies available that detail the dangerous impacts of setting up an abattoir in a primarily residential area including sickness of residents linked to abattoir hazards, air and water contamination, gutter and drain blockages.
We strongly encourage the council to assess the concerns detailed above in relation to the application for an abattoir to operate in the area.

Finally, we note that the applicant is a member of the local council and we would like to ensure that there is no conflict of interest when assessing this application.

Thanking you in consideration of your time and due diligence in this review.

Best regards,

[redacted]

From: [redacted]
To:
Subject:
Date:
Attachments:

You don't ofte

The Planning Department,

PO Box 21, Daylesford VIC 3460.

I formally object to the planned abattoir permit application in Morgantis Road Eganstown – PLN22/0346 for the following reasons:

The proposed site is next to waterways feeding Deep Creek Spring.

- Effluent from the slaughter process will be pumped to surrounding paddocks.
- Animal waste products will be disposed of on the property.
- Animal transport vehicles will deteriorate an already fragile road and make dust and noise problems worse.
- Flies, noise, and offensive odours go hand-in-hand with abattoirs.
- The abattoir site is amongst a group of six (6) residential homes.
- The safety of our drinking water is at risk from contamination. We use Bore water as our main source of drinking water.
- Expert advice funded by government warns against an abattoir on this type of site.
- Once approved Council have no method of ensuring the abattoir is operating in accordance with the permit.
- The property in question is not in an Industrial Zone where this operation would be allowable. Our zoning is farming.
- Our property is directly opposite the said property.

Kind Regards,

[redacted]

[redacted]

From: [redacted]
To:
Subject:
Date:

You [redacted]

[redacted], *Eganstown object to the planned abattoir in Morgantis Road, Eganstown – PLN22/0346*

From: [redacted]
To:
Subject:
Date:

[redacted] at https://aka ms/LearnAboutSenderIdentification]

I wish to formally object to the planned abattoir in Morgantis rd Eganstown-PLN22/0346.

I believe this type of industry is completely unacceptable at this location and will negatively impact the local amenity and environment.

[redacted]

From: [redacted]
[redacted]
Subject: Planned abattoir
Date: Monday, 20 February 2023 10:08:51 AM

[redacted]
https://aka ms/LearnAboutSenderIdentification]

I formally object to the planned abattoir in Morgantis Rd Eganstown. I live nearby [redacted] Eganstown) . I would never knowingly move to a location near a slaughterhouse, I would find it disgusting, unhealthy and upsetting. I find it unbelievable that one can just slip into my local area without any consideration to other residents.

Sent from my iPhone

From: [redacted]
To:
Subject:
Date:

I formally object to the planned abattoir in Morgantis Rd Eganstown. PLN22/0346

Your Sincerely,
[redacted]

Sent from my iPhone

From: [redacted]
To:
Subject: P 0346
Date: Sunday, 5 March 2023 6:12:09 PM

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

I formally object to the planned abattoir in Morgantis Rd Eganstown - PLN22/0346
Your Sincerely,
[redacted]

From: [redacted]
To:
Subject: Planning objection RE PLN22/0346
Date: Sunday, 5 March 2023 6:16:19 PM

[redacted]

I formally object to the planned abattoir in Morgantis Rd Eganstown - PLN22/0346

[redacted]

From: [redacted]
To:
Subject: Planning objection RE: PLN22/0346
Date: Sunday, 5 March 2023 6:17:45 PM

You [redacted]

I formally object to the planned abattoir in Morgantis Rd Eganstown - PLN22/0346

[redacted]

From: [redacted]
To:
Cc:
Subject: PLN22/0346 - 129 Morgantis Road EGANSTOWN VIC 3461 - Planning Submission Objection
Date: Monday, 13 February 2023 11:13:48 PM

[You [redacted] this is important at https://aka ms/LearnAboutSenderIdentification]

Name and address of the submitter/objector - [redacted] Blampied 3364

Reason(s) for the submission/objection - We hereby strongly object to the above mentioned planning submission on the grounds that we believe an abattoir does not belong on farming land, let alone, as given in this case, one that is in very close proximity to residential dwellings.
An abattoir is termed a “meat processing industry” and therefore, is NOT Farming & we believe it should only be situated on industrial zoned land or the like, away from residential properties, no matter how large or small the Abattoir operation is, e.g., micro or otherwise.
We also have very strong concerns regarding the potential associated foul odour along with the potential effluent drainage that could seep into our beautiful natural ground water supply over time, along with other potential pollutants is extremely concerning.
In closing, we would like to ask you in Council and the Planning Department this question: Would you like to live within close proximity to an Abattoir? We are certain the answer to this question would be a resounding NO!!! time and time again..... Therefore, we are submitting this objection for the planning approval of a Micro Abattoir at 129 Morgantis Road, Eganstown 3461 to be denied. [redacted]

Sent from my iPad

From: [redacted]
To:
Subject: PLN22/0346
Date: Saturday, 25 February 2023 11:10:54 AM

[redacted]

I formally object to the proposed abattoir in Morgantis Rd. Eganstown, Vic. PLN22/0346

[redacted]

Hepburn Shire Council,
Municipal Offices,
10 Albert Street,
Daylesford 3460

13th February 2023

Attention Planning Officer.

Re; Proposed application for Micro Abattoir,
129 Morgantis Road, Eganstown

Application No PLN/0346

We the undersigned hereby lodge formal objection to the above application.

Details of our objection will be forwarded in due course.

[redacted]

[redacted]

PLANNING OFFICER
HEPBURNE SHIRE
DUKE ST,
DAYLESFORD. 3460.

Dear Sir/Madam,

I wish to seek an extension (last day of submission 14.2.23) due to the following:-

* Original application submitted to Council & date accepted 7.11.22 as per Jonai Farm documentation.
* 30.1.23 - Article in Ballarat Courier re Jonai Farm with updated information (to us residents!). Residents unaware of latest developments.
* No permit notice posted on Jonai Farm property until 8.2.23.
* After it became obvious (in my opinion) that residents were concerned Jonai Farm had a meeting on their property 12.2.23.

So as you can observe residents were not given a reasonable time line to read through the application in detail or research information given in their application.

When will a date on which a decision on this application be made? — given the time line noted above (* x4).

Yours sincerely

[redacted]

P.S [redacted]

From: [redacted]
To:
Subject: P[redacted]46
Date: Saturday, 25 February 2023 7:49:38 PM

You don't often get email from [redacted]

To whom it may concern
I own the property 203 Brandyhot road in Eganstown and just received word of the proposed abbatoir in Morgantis Rd. I wish to express my vehement opposition to this proposal. I have many friends and family in Eganstown and will be alerting them to this proposal.
Yours sincerely [redacted]

From: [redacted]
To:
Subject:
Date: Friday, 17 February 2023 4:05:13 PM

You don't often get email from m[redacted] Learn why this is important

I formally object to the planned abattoir in Eganstown
My name is [redacted] and I was the owner of [redacted] Eganstown for some 10 years. We sold to a lovely couple Tony and Sharon O'Neill.
My view is that they entitled to believe that they wouldn't have an abattoir across the road. It's so not suitable for all the reasons already stated by others including the fact that the zoning is not one that accommodates an abattoir. They didn't buy in an industrial zone or even close to one. The facility has been operating for some long time and the slaughtering has been off site . They should continue doing that.
Yours sincerely
[redacted]

From: [redacted]

[redacted]

As you are aware, we hold serious concerns regarding the application to locate an abattoir in Morgantis Rd, Eganstown.

Key to these concerns, are the impact on resident's amenity, and risks to the environment and public health.

A result of our research on the subject, we have uncovered a document which is somewhat disturbing.

This document (report) details the results of a study-tour of abattoirs in the USA in 2017, which the applicant took with financial assistance from the State Government.

A chapter in the report titled **LESSON 2 – Operation Insights,** includes a sub section **Abattoirs are industrial as well as agricultural facilities (pages 7, 8).**

In this sub-section, the author (the applicant) quotes advice from an abattoir expert on key abattoir design elements such as…siting, energy and water needs of abattoirs.

The following are extracts from the report;

- *I cannot emphasize enough that while abattoirs are agricultural facilities, they are also industrial facilities, and they work best with access to adequate infrastructure.*
- *Immediate access to public water, power, sewage treatment, gas…are all preferable…*
- *If you are on wells, you need to test your water regularly & have robust filtration/treatment systems.*
- *If you are on a drain field, you will need to invest in a very good design, and also have traps and sumps to remove as much blood and grease and fat as possible from graywater.*
- *If you are in a rural area, are your facilities vulnerable to wildfire?*
- *What about drought? If you are on well systems, what will you do in a severe drought? Are you capable of enduring one?*
- *I think that solar panels are great. But, unless you have a significant battery system (very expensive).*

The fact that the applicant considers the above points on abattoir design sufficiently important to emphasise in a report yet propose an abattoir design to Council that contravenes this expert advice, is both confounding and concerning.

Add to this, that the proposed abattoir site is adjacent to waterways of historical, cultural, public health and environmental importance seems a ridiculous notion.
I trust Council take this information as further evidence that an abattoir is inappropriate for the Morgantis Rd site.

Regards,

[redacted]

[redacted]

[redacted]

Hi [redacted]

Thanks again for your time last week.

As agreed, please find attached series of questions from myself and [redacted] regarding the abattoir application for Morgantis Rd.

[redacted] has also prepared a summary of the properties that surround the applicant's property. The intention of this is to highlight that most are small land holdings, which points to the fact that many of the neighbours are residential/life-style properties, as opposed to framing.

Successive Councils have allowed these small land holdings to congregate, which is now clearly in conflict with the concept of placing an abattoir in close proximity.

We would also request these questions be forward to the Building an Health Departments of Council for review and response.

Regards,

[redacted]

[redacted]

Subject: RE: Reference - PLN22/0346

Good morning,

Thank you for the enquiry. The closing of the advertising period for PLN22/0346 is yet to be determined considering that the sign has not been displayed on the site yet. From the day of the sign display, it should be displayed on the site for a minimum period of 14 consecutive calendar days. The applicant has been notified to display the sign and confirm it through a signed Statutory Declaration that the sign has been up for 14 days and a picture of the sign on the site.

[redacted]

You don't often get email from [redacted]

Attention Planning Department,

Reference:

- Planning Permit Application for Micro-abattoir & Boning Room at 129 Morgantis Rd, Eganstown
- Reference Number: PLN22/0346

This email is on behalf of the owner of property at 132 Morgantis Rd, Eganstown (Shary O'Neill – my wife).

Firstly, the NOTICE OF AN APPLICATION FOR PLANNING PERMIT was received by post on 3/2/2023.

Can Council please respond to the following:

1. What is the closing date for objections?
2. Please confirm availability of the Planning Department to meet with myself and other neighbours to discuss the application - preferred date is 13/2/2023 (ideally early morning).

Regards,

[redacted]

From: [redacted]
To:
Cc:
Subject:
Date: Monday, 6 February 2023 9:56:15 AM
Attachments: image001.jpg
Importance: High

You don't often get email from [redacted] Learn why this is important

Attention Planning Department,

Reference:

- Planning Permit Application for Micro-abattoir & Boning Room at 129 Morgantis Rd, Eganstown
- Reference Number: PLN22/0346

This email is on behalf of the owner of property at 132 Morgantis Rd, Eganstown (Shary O'Neill – my wife).

Firstly, the NOTICE OF AN APPLICATION FOR PLANNING PERMIT was received by post on 3/2/2023.

Can Council please respond to the following:

1. What is the closing date for objections?
2. Please confirm availability of the Planning Department to meet with myself and other neighbours to discuss the application - preferred date is 13/2/2023 (ideally early morning).

[redacted]

From: [redacted]
To:
Subject:
Date:

You don't often get email from [redacted] why this is important

Hi,
I wish to formally object to the proposed abattoir in Eganstown. My address is [redacted]. Thanks.

Regards,

[redacted]

From: [redacted]
To:
Subject: [*Suspicious URI*] Re: Planning No. PLN22/0346
Date: Thursday, 9 February 2023 10:46:46 AM

You don't often get email [redacted]

Re: Planning No. PLN22/0346

Dear Hepburn Shire,

Im a member of the community-supported agriculture (CSA) of Jonai Farms and am writing to support the application for an on-farm micro-abattoir.

Jonai Farms set the standard for ethically produced agriculture and this abattoir will enable them to become even more self sufficient and control the amazing quality of their product

Regards,

[redacted]

From: [redacted]
To:
Subject: Re: Planning No. PLN22/0346
Date: Sunday, 19 February 2023 12:13:36 PM

You don't often get email from [redacted] this is important

Dear Hepburn Shire,

As a community-supported agriculture (CSA) member of Jonai Farms who is nourished by the meat from their ethically-raised animals, we are writing to support the application for an on-farm micro-abattoir.

The abattoir will reduce risk and increase the resilience of the supply chain not only for Jonai Farms and the households like us who they feed, but also several other small-scale farms in the central highlands and their communities.

Through the pandemic, when supermarket shelves were bare, Jonai Farms kept us fed. The riskiest part of their system involves access to the large abattoirs, and we support the resurgence of local control of value chain infrastructure like the Jonai Meatsmith Collective abattoir.

[redacted]

From: [redacted]
To: Hepburn Shire Mailbox
Subject: Re: Planning No. PLN22/0346
Date: Thursday, 9 February 2023 6:09:01 PM

You don't often get email from [redacted]

Dear Hepburnites,

I'm a long-time member of the Jonai Farms led CSA (community supported agriculture venture) and am writing to you in this capacity in support of Jonai's application to construct and operate an on-farm micro-abattoir. Besides benefitting from my regular supply of Jonai's delicious ethically raised pastured pork, I support Jonai's organising and advocacy work in support of small farm-based sustainable agriculture in Australia and abroad.

In my former position as senior lecturer and Master of Development and Environment Studies course convener at Monash University, I conducted research and taught students about challenges to sustainable food production, focussing mainly on developing countries. Jonai Farms is one of the finest examples I have come across of people actually carrying out the sort of agriculture and community development practice that we promoted in our course. The contribution they are already making to the cause of socially and environmentally sound food production, marketing and consumption in central Victoria will be significantly enhanced with the addition of the proposed micro-abattoir.

As well, my own personal supply of delicious pork will be assured, no longer subject to the whims and constraints of large corporate abattoirs!

I trust you will act in the community's interest and swiftly approve this planning application.

[redacted]

From: [redacted]
To:
Subject: Feedback for PLN22/0346
Date: Sunday, 12 February 2023 4:37:21 PM

[You don't often get email from [redacted]. Learn why this is important at https://aka ms/LearnAboutSenderIdentification]

I'm writing in support of the proposed micro-abattoir at Jonai Farms and Meatsmiths.

The local and more widely the Victorian community is in need of such enterprises to help both small-scale farms and communities end their forced reliance on the monopoly of the industrialised abattoir system.

As a future small-scale farmer, I give my enthusiastic endorsement to this venture and hope your council can set a positive precedent for the future of our food systems in Victoria and the rest of Australia.

Thank you,

[redacted]

Sent from my iPhone

From: [redacted]
To:
Subject: Planning No. PLN22/0346
Date: Friday, 17 February 2023 9:27:17 AM

You don't often get email from g[redacted] Learn why this is important

Dear Hepburn Shire,

As a community-supported agriculture (CSA) member of Jonai Farms and a fellow small farmer from Moorabool shire, I am are writing to support the application for an on-farm micro-abattoir.

Having had extreme difficulty negotiating the vagaries of having our lambs processed at both Hardwicks in Kyneton, Westside meats in Bacchus Marsh (no longer doing private kills) and koalah farm in Camperdown I truly believe the system involving access to the large abattoirs is broken. I support the resurgence of local control of value chain infrastructure like the Jonai Meatsmith Collective abattoir.

Sincerely,

[redacted]

From: [redacted]
To: Hepburn Shire Mailbox
Subject: Re: Planning No. PLN22/0346
Date: Monday, 13 February 2023 8:35:55 AM

You don't often get email from [redacted]. Learn why this is important

Dear Hepburn Shire,

As a community-supported agriculture (CSA) member of Jonai Farms who is nourished by the meat from their ethically-raised animals, we are writing to support the application for an on-farm micro-abattoir.

The abattoir will reduce risk and increase the resilience of the supply chain not only for Jonai Farms and the households like us who they feed, but also several other small-scale farms in the central highlands and their communities.

Through the pandemic, when supermarket shelves were bare, Jonai Farms kept us fed. The riskiest part of their system involves access to the large abattoirs, and we support the resurgence of local control of value chain infrastructure like the Jonai Meatsmith Collective abattoir.

Sincerely,

[redacted]

From: [redacted]
To: Hepburn Shire Mailbox
Subject: In support of Abattoir on Morgantis Rd
Date: Monday, 20 February 2023 8:08:19 PM
Attachments: image001.png
image002.png
image003.png
image004.png

In support of abattoir on Morgantis rd and the help it will give small scale farmers like us.

[redacted]

I live on the land of the Dja DjaWurrung people, who nurtured and cared for country for 65,000 years and who continue to do so. Through the use of fire and dreamtime rituals, they shaped country and created one of the most beautiful continents on earth.

From: [redacted]
To: Hepburn Shire Mailbox
Subject: in support of applicaton PLN22/0346
Date: Wednesday, 15 February 2023 8:22:14 AM

Re: Planning No. PLN22/0346

Dear Hepburn Shire,

I'm a long standing community-supported agriculture (CSA) member of Jonai Farms and I'm writing to support the application for an on-farm micro-abattoir.

The abattoir will reduce risk and increase the resilience of the supply chain not only for Jonai Farms and the households like us who they feed, but also several other small-scale farms in the central highlands and their communities. It will also act to improve the welfare of the animals which will no longer have to travel by road to the place of slaughter.

Through the pandemic, when supermarket shelves were bare, Jonai Farms kept us fed. The riskiest part of their system involves access to the large abattoirs, and we support the resurgence of local control of value chain infrastructure like the Jonai Meatsmith Collective abattoir.

Many thanks for your consideration of this outstanding initiative.

[redacted]

From: [redacted]
To: Hepburn Shire Mailbox
Subject: In support of the proposed abattoir PLN22/0346
Date: Thursday, 23 February 2023 9:31:32 PM

I'm writing to express my full and sincere support for the proposed abattoir at 129 Morgantis road Eganstown.
I reside here at Jonai Farms. I also operate a small business here on the property, growing vegetables for local restaurants and grocery stores. Tumpinyeri Growers are in the beginning stages of establishing a small scale market garden at Jonai Farms. We, Tumpinyeri Growers, will be establishing vegetable growing beds near but at sufficient distance from the abattoir site. After indepth conversations and consultation with Tammi and Stuart regarding the design of the facility and the ways in which it will function, I have no concerns whatsoever about ANY detrimental effects to the environment or the local community. We will be operating side by side in a way with this abattoir on a daily basis. I believe it will be a great asset to the community and a significant contribution ethical food of the region. I imagine a scenario where I'm tending to my vegetables as the abattoir is in operation. I reflect on the cycles of life and death the respectful ways in which we interact food and the land and animals the provide us with nourishment.
Regards,[redacted]

From: [redacted]
To: Hepburn Shire Mailbox
Subject: Jonai farm Abbaitor support Letter
Date: Thursday, 9 February 2023 3:55:06 PM

You don't often get email from [redacted] Learn why this is important

To whom it may concern,

[redacted] is a small family run regenerative farm in the Macedon Ranges. We directly sell our beef to customers. We have had significant trouble with access to abattoirs and the control the large abattoirs have over small producers caused us to stop production. A large abattoir does not allow for the return of ofal which given our produce is organic and from a regenerative farm is a significant loss of income from our animals.. The closest small abattoir is in Koala in the Western District which for us is an 8 hour return trip twice (once to deliver the animal and secondly to collect the beef.

The approval of the Jonai Farm Abattoir will resolve all of these issues including animal welfare of not being penned up for 24-48 hours with many other animals prior to processing. [redacted] will process 15 steers per year and we are supportive of this initiative.

Kind Regards,

[redacted]

From: [redacted]
To: Hepburn Shire Mailbox
Subject: Jonai Farms Abattoir - I support it"s development
Date: Thursday, 23 February 2023 6:52:41 PM

You don't often get email from [redacted] Learn why this is important

I wanted to contact the council as a concerned long-time local to voice my support for the planned Jonai Farms Abattoir. There has been complaints and misinformation about the plans going around and I don't believe it's in good faith or well researched. I believe that the planned abattoir meets any reasonable standards of sustainability and environment friendliness, and the uninformed complains of a single individual or small few shouldn't hinder it's development.

They have responded to the claims here:
https://jonaifarms.com.au/blog/faqs-about-the-proposed-jonai-meatsmith-collective-micro-abattoir

[redacted]

From: [redacted]
To: Hepburn Shire Mailbox
Subject: Jonai support
Date: Saturday, 18 March 2023 12:36:21 PM

You don't often get email from [redacted] Learn why this is important

Dear Shire Members,

Back in 2013 my wife and I bought a small lifestyle property, just under a 100 acres in Blampied. We are a retired city couple looking for a quiet, peaceful life in rural Victoria.

The area we chose was zoned agricultural and whilst we are not farmers, we respected the zoning.

Our property was running cattle under agistment to a local farmer and we decided to keep it that way. The cattle keep the grass down and serve a purpose to the health of the soil. We joined our local Landcare group and have planted some 4,000 native trees. We love the birds, the bees, kangaroos and cows.
All wildlife really.

We don't believe it's our role to tell farmers how to farm. That's their livelyhood.

When Stuart and Tammi Jonai put forward their proposal for an 'abattoir', obviously our concerns were raised. Maybe it's that word 'Abattoir'. However those concerns were quickly extinguished when we understood what it entailed.
A micro abattoir. Not a major killing site with endless cattle trucks descending on a sleepy hamlet. No. A micro abattoir.

The Jonai farm is a wonderful example of caring human involvement in small farm practices. They love their animals and love their land. They respect the original custodians of our country and do a mountain of hard work to spread the gospel of ethical farming. Nothing about this micro abattoir they are proposing will cause disruption to any persons lifestyle in this area.

This micro abattoir is respectful, humane, honest and designed on great principals, managed by people who truly care.

Please allow The Jonai to practice their farming as it should be done.

Kind Regards

[redacted]

[redacted]

From: [redacted]
To:
Subject: Letter of support for PLN22/0346
Date: Thursday, 23 February 2023 5:50:16 PM

You don't often get email from [redacted] Learn why this is important

Hi,

My name is [redacted] I am reaching out in support of planning permit PLN22/0346 for the micro-abattoir at Jonai farms. I think this will be a great addition to building regional resilience and food security. Examples include;

- Greater flexible community access to local and decentralised abattoir services
  - e.g rather than large abattoirs owned and controlled by corporates (domestic and foreign) who exist only to extract financial value from local farmers and whose industrial terms of trade can limit access to small scale farmers
  - This also keeps finances flowing through the local economy
- Greater integrating and circularity through having various end to end value chains on site - including from raising to slaughtering and butchery of meat, to the composting of traditional meat "waste" products (e.g bones and offal).
  - My understanding is this compost will be used to build soil fertility for onsite market gardeners. I believe this will help demonstrate the success of integrated and circular economy farming systems, as well as localised relationships.
- Reducing transport miles and thus improving animal welfare

As evidenced in examples above, I believe this will create significant social, environmental, and financial value to the community as well as demonstrating a transformative case study of positive change to act as inspiration for others.

The micro-abattoir is of a such a small scale, that I don't believe it will create any noticeable noise, additional local traffic, or negative impacts to water ways.

Regards,
[redacted]

From: [redacted]
To:
Subject: Planning No. PLN22/0346 - Jonai Farms micro-abbatoir
Date: Tuesday, 21 February 2023 1:13:39 AM

Re: Planning No. PLN22/0346

Dear Hepburn Shire,

I am a recently retired professor of veterinary epidemiology at the University of Guelph, Ontario Canada. I was also a USDA-certified meat inspector in my early career. Much of my work centred on small family farming, specifically in the areas of food security and food safety.

I recently visited my brother who lives near Anakie. He is a community-supported agriculture (CSA) member of Jonai Farms, and took me to visit the Farm. Based on my experience there, I am writing to support their application for an on-farm micro-abattoir. The Farm's farming practices were among the best I've ever witnessed, and I am confident that the abbatoir will be built and run under the highest standards.

One of the biggest challenges for small-scale farms here in Ontario is a lack of access to abattoirs. I understand that the situation is similar in Victoria. The Jonai Meatsmith Collective abattoir will not only guarantee that Jonai Farms and other small-scale farms in the central highlands will be able to reliably slaughter their animals, but it will also reduce the risk of animal disease transmission in the region and of food-borne illness among consumers. Further, it will serve as a model to promote this approach both locally and globally.

[redacted]

From: [redacted]
To: Hepburn Shire Mailbox
Subject: Micro Abattoir
Date: Friday, 24 February 2023 9:26:13 AM

You don't often get email from [redacted] Learn why this is important

To Whom It May Concern

I write in support of the proposed micro abattoir on Mortganis road. As we move to a more sustainable future it is exactly these enterprises we need to support and celebrate. I know well these inspirational farmers and would vouch for their farming practices and their code of ethics. We would be served well to have more of these inspirational people in our community.

[redacted]

[redacted]

Hepburn Planning Department, PO Box 21, Daylesford VIC 3460

23 March 2023

Dear Sirs and Madams

A flyer in the letterbox entitled 'Say No to an Abattoir in Eganstown!' says 'our health, environment and way of life are under threat!'

Note use of exclamation marks: the unidentified complainant is clearly alarmed.

However, the nine reasons put forward seem exaggerated, inflammatory, alarmist, and, on examination, specious, not very convincing.

The complainant claims drinking water will be contaminated! Isn't that a bit insulting to municipalities doing a pretty good job at keeping water pure and potable?

Effluent and waste is to be put on paddocks! Sounds like a tree-changer from the city ignorant that manure from ruminants is the best fertilizer for regenerating soil by adding living organisms. Others being tree ash from fires and silt from floods.

In contrast, some industrial fertilizers used for growing grain (especially those originally patented as an antibiotic) can often denude the soil by killing organisms and preventing uptake up of essential minerals.

Noise and dust from trucks? Will there one more truck on the roads every day, or two?

Flies, they cries! But flies are a very small price to pay for the significant benefits of local production.

Trigger alert. Opinion! This writer would like to offer a controversial opinion that some folk these days will be offended by.

Every town should have its own meat processing facility. The benefits will become obvious to everyone eventually: food security; local jobs; and a reduction in imports and food miles, therefore in greenhouse gas emissions.

Not cows nor rotting organic matter (whether animal or vegetable) but transportation is the world's Number One producer of greenhouse gases.

Localism and local produce is the way to go for security, sustainability, real prosperity, and peace.

Hope that's not too much hot air.

So, more power to Stewart and Tammy Jonas' arm! Exclamation mark.

And in the immortal words of esteemed local editor: "At least buy local." ALBL. And all will be well.

HEPBURN SHIRE COUNCIL

File No: .....

Rec'd Date: 24 MAR 2023

Rec'd By: K. CONROY-DUKE

Action By: .....

Reg No: .....

Hepburn Post

From: [redacted]
To:
Subject:
Date:

[You don't often get email from [redacted] Learn why this is important at https://aka ms/LearnAboutSenderIdentification]

Name and address of the submitter/objector - [redacted]

Reason(s) for the submission/objection - I strongly support the application.

PLEASE NOTE: I HAVE BEEN AWAY AND HAVE ONLY PICKED UP THE FLYERS FOR BOTH THE PRO AND ANTI CAMPS FOR THIS APPLICATION. I WOULD LIKE TO PUT IN A MORE FORMAL SUBMISSION IN SUPPORT OF THIS APPLICATION.

Regards

[redacted]

From: [redacted]
To: Hepburn Shire Mailbox
Subject: Proposed Jonai Meatsmith Collective Abattoir
Date: Monday, 27 February 2023 1:21:23 PM
Attachments: image002.jpg

You don't often get email from [redacted]. Learn why this is important

Dear Hepburn Shire Officers,
I am in full support of micro-abattoirs being built and managed with priority for the environment, both below and above ground.
Having read the Jonai Meatsmith Collective objectives and proposal for this abattoir, and knowing their
full commitment to this project, I strongly believe that this project needs to go ahead and the abattoir
be built.
Small scale farming can be difficult in industries with limited kill facilities such as pig farming. Free range
pig farmers with limited numbers to kill each week have very few choices when it comes to abattoirs.
It is not in the animals best interest to travel hundreds of kilometres to a kill facility.
Government needs to recognise that communities are supportive of having meat options, for many reasons,
and needs to encourage resources for farmers. Both to encourage new farmers and retain existing farms.
Food is life and local food is even better for the community. Our community. Your community.
Please feel free to contact me on this matter.
Sincerely,
[redacted]

[redacted]

From: [redacted]
To:
Subject: Re: Planning No. PLN22/0346 - letter of support
Date: Thursday, 9 February 2023 9:50:45 AM

[You don't often get email from [redacted] Learn why this is important at https://aka ms/LearnAboutSenderIdentification]

Attention Hepburn Shire,

As a community-supported agriculture (CSA) member of Jonai Farms who is nourished by the meat from their ethically-raised animals, we are writing to support the application for an on-farm micro-abattoir.

The abattoir will reduce risk and increase the resilience of the supply chain not only for Jonai Farms and the households like us who they feed, but also several other small-scale farms in the central highlands and their communities.

Through the pandemic, when supermarket shelves were bare, Jonai Farms kept us fed. The riskiest part of their system involves access to the large abattoirs, and we support the resurgence of local control of value chain infrastructure like the Jonai Meatsmith Collective abattoir.

Sincerely,

[redacted]

From: [redacted]
Subject: Re: Planning No. PLN22/0346
Date: Thursday, 9 February 2023 1:58:11 PM

You don't often get email from [redacted] Learn why this is important

Re: Planning No. PLN22/0346

Dear Hepburn Shire,

As a community-supported agriculture (CSA) member of Jonai Farms who is nourished by the meat from their ethically-raised animals, we are writing to support the application for an on-farm micro-abattoir.

The abattoir will reduce risk and increase the resilience of the supply chain not only for Jonai Farms and the households like us who they feed, but also several other small-scale farms in the central highlands and their communities.

Through the pandemic, when supermarket shelves were bare, Jonai Farms kept us fed. The riskiest part of their system involves access to the large abattoirs, and we support the resurgence of local control of value chain infrastructure like the Jonai Meatsmith Collective abattoir.

Sincerely,

[redacted]

From: [redacted]
To: Planning Enquiries
Subject: Re: PLN22/0346
Date: Monday, 6 February 2023 7:06:22 AM

You don't often get email from [redacted] Learn why this is important

To whom it may concern,

We write to Council expressing our support for PLN22/0346, an application to build and operate a micro-abattoir and on farm butchery in Eganstown.

We strongly believe that access to a community-focused, small scale abattoir will be deeply beneficial to us as farmers in the Hepburn Shire. The transportation of livestock is commonly the most stressful time in an animal's life, and having a slaughtering facility that is both very local and has a commitment to animal welfare we feel is critical to supporting the agricultural endeavours of many small scale farmers, such as ourselves, in the Shire.

We urge Council officers to supporting this planning proposal via the granting of a permit.

Yours sincerely,

[redacted]

From: [redacted]
To: Hepburn Shire Mailbox
Subject: Re: Planning No. PLN22/0346
Date: Thursday, 9 February 2023 2:04:02 PM

You don't often get email from [redacted]. Learn why this is important

Dear Hepburn Shire,

The farmers who kept us going throughout the ongoing pandemic and before, with tasty, ethically raised meat, would like to be able to manage the whole process, including slaughter. This reduces our food miles and increases their flexibility to manage their herds as needed to maximise their efficiency, and will provide other small scale farmers a more local option.

It'll also be better for the animals - just stay on the farm they grew up on, and have one bad moment, rather than a whole bad day.

It's a great initiative and I'd love to see if approved.

[redacted]

From: [redacted]
To: Hepburn Shire Mailbox
Subject: Re: Planning No. PLN22/0346
Date: Thursday, 9 February 2023 1:58:11 PM

You don't often get email from [redacted] Learn why this is important

Re: Planning No. PLN22/0346

Dear Hepburn Shire,

As a community-supported agriculture (CSA) member of Jonai Farms who is nourished by the meat from their ethically-raised animals, we are writing to support the application for an on-farm micro-abattoir.

The abattoir will reduce risk and increase the resilience of the supply chain not only for Jonai Farms and the households like us who they feed, but also several other small-scale farms in the central highlands and their communities.

Through the pandemic, when supermarket shelves were bare, Jonai Farms kept us fed. The riskiest part of their system involves access to the large abattoirs, and we support the resurgence of local control of value chain infrastructure like the Jonai Meatsmith Collective abattoir.

Sincerely,

[redacted]

From: [redacted]
To: [redacted]. PLN22/0346
Date: Monday, 27 February 2023 11:48:55 AM
Attachments: Screen Shot 2022-09-15 at 10.12.15 pm.png

You don't often get email from [redacted] Learn why this is important

Dear Hepburn Shire Council/Planning office,

I have been part of the community-supported agriculture (CSA) of Jonai Farms for 6 years.

I highly value the meat that I buy for myself and my family of 5. It is so important to know that your meat is safe, nourishing and sourced from ethically-raised animals. It has been fabulous to be able to show my kids where our food comes from and see the animals that ultimately end up on our kitchen table.

We live in Hampton, a suburb of Melbourne but believe in this so strongly that I drive once a month to ensure I can give my family the best meat available. So, I am writing to support their application for an on-farm micro-abattoir.

I know that the abattoir will reduce risk and increase the resilience of the supply chain not only for Jonai Farms and the households like us who they feed, but also several other small-scale farms in the central highlands and their communities. Being able to have an abattoir run by Jonai Farms means that the care of the animals will be at the centre of the abattoir and that they will not be affected by the current issues in the large industrial abattoirs. Through the pandemic, when supermarket shelves were bare, Jonai Farms kept us fed.

The riskiest part of Jonai Farms system involves access to the large abattoirs, and I and my family support the need for them to have control of value chain infrastructure like the Jonai Meatsmith Collective abattoir. For the health and wellbeing of the animals to die the way they have lived, under the care of Jonai Farms, which will ensure our meat supply will continue and be the best meat to feed my family.

Many thanks for taking the time to read my letter of support

[redacted]

From: [redacted]
To: Hepburn Shire Mailbox
Subject: Support to planning submission PLN22/0346
Date: Monday, 27 February 2023 8:11:33 PM

You don't often get email from [redacted] Learn why this is important

Hello,

My name is [redacted] I run a small farming property [redacted].
located at [redacted].

I would like to formally support the proposed abattoir to be built at Jonai Farm at 129 Morgantis Road, Eganstown. Planning submission PLN22/0346.

As a small farmer, I currently have to drive over 4 hours to use the next closest abattoir, this new facility would greatly increase the sustainability of my farming enterprise by lowering the carbon emission from my truck, and increase the potential growth for my business, as I would be able to process more animals every month.

I currently spend over $1500 outside of the Hepburn Shire each month in fees, petrol and other expenses that could instead be kept inside the shire supporting other local businesses.

If approved this facility would greatly enhance the potential for more small farms to run successful businesses in the area, further enhancing the shires reputation as a key food bowl for Victoria.

[redacted]

Dear Hepburn Shire,

As a community-supported agriculture (CSA) member of Jonai Farms who is nourished by the meat from their ethically-raised animals, I am writing to support the application for an on-farm micro-abattoir.

The abattoir will reduce risk and increase the resilience of the supply chain not only for Jonai Farms and the households like us who they feed, but also several other small-scale farms in the central highlands and their communities.

Through the pandemic, when supermarket shelves were bare, Jonai Farms kept us fed. The riskiest part of their system involves access to the large abattoirs, and we support the resurgence of local control of value chain infrastructure like the Jonai Meatsmith Collective abattoir.

Personally, I have been impacted by the decisions of larger abattoirs to not provide for small scale farms.

Ultimately I'd prefer there were no large scale abattoirs.

I believe it is much more appropriate and considerate to ensure support for small scale farmers and on site abattoirs where communities can take control of suitable environments for animal care and I wholeheartedly support this project for people, for animals and for the land.

Sincerely,

[redacted]

--Dear Hepburn Shire,

As a member of the community-supported agriculture (CSA) membership offered by Jonai Farms, I wish to write in support of their application for an on-farm micro-abattoir. I have been greatly nourished by the meat from their ethically-raised animals for over 5 years.

The abattoir that they propose will reduce the risk associated with international and inter-state supply chains which are the norm at supermarkets. It will also increase the resilience of the supply chain not only for Jonai Farms and the households like mine that they feed but also for several other small-scale farms in the central highlands and their communities. Furthermore, it will better contribute to reducing carbon emissions for the region, as the animals and the food that they produce will travel much shorter distances.

Through the pandemic, when supermarket shelves were bare, Jonai Farms kept me and the other members fed. The riskiest part of the meat system in which they must function is access to the large abattoirs. I very much support the resurgence of local control of value chain infrastructure like the proposed Jonai Meatsmith Collective abattoir.

Sincerely,

[redacted]

Hi there,

I am writing to council in eager support of the proposed micro-abbatoir at Jonai Farms & Meatsmiths on Morgantis Rd, Eganstown (PLN22/0346).

Hepburn Shire has an amazing opportunity here to prove its progressive spirit and commitment to its constituents.

It's critical that we de-centralise Victoria's systems of food production, not just so that small-scale farmers get the access they need but so that live animals experience the least discomfort possible (via diminishing transport time to the abbatoir, and reducing the size of the abbatoir operations).

Jonai's micro-abbatoir would be a decisive step towards a truly ethical and economically sound food production system in our state, & of enormous benefit to farmers and consumers alike.

Thanks for reading!

11 EMBRACING OUR PAST AND PLANNING FOR OUR FUTURE

11.1 CONTRACT AWARD - HEPBU.RFT2023.18 – SEALED ROAD PATCHING AUTUMN 2023

Go to 01:05:58 in the meeting recording to view this item.

DIRECTOR INFRASTRUCTURE AND DELIVERY

In providing this advice to Council as the Engineering Officer, I Suraj Parajuli have no interests to disclose in this report.

ATTACHMENTS

1. CONFIDENTIAL - HEPBU RFT2023 18 Tender Evaluation Report Sealed Road Patching Autumn [**11.1.1** - 6 pages]

OFFICER'S RECOMMENDATION

That Council:

1. *Awards Contract Number HEPBU.RFT2023.18 Sealed Road Patching – Autumn 2023 as a schedule of rates works contract to Civil By Parker Pty Ltd;*
2. *Authorises Council officers to make variations and additions to the Contract, up to a maximum contract value of $500,000.00 excluding GST;*
3. *Delegates authority for the Chief Executive Officer to sign the contract documents on behalf of Council; and,*
4. *Resolves that the attached Tender Evaluation Report remains confidential.*

MOTION

That Council:

1. *Awards Contract Number HEPBU.RFT2023.18 Sealed Road Patching – Autumn 2023 as a schedule of rates works contract to Civil By Parker Pty Ltd;*
2. *Authorises Council officers to make variations and additions to the Contract, up to a maximum contract value of $500,000.00 excluding GST;*
3. *Delegates authority for the Chief Executive Officer to sign the contract documents on behalf of Council; and,*
4. *Resolves that the attached Tender Evaluation Report remains confidential.*

Moved: Cr Tim Drylie
Seconded: Cr Tessa Halliday
Carried

Voted for: Cr Brian Hood, Cr Don Henderson, Cr Jen Bray, Cr Juliet Simpson, Cr Lesley Hewitt, Cr Tessa Halliday and Cr Tim Drylie
Voted against: Nil
Abstained: Nil

EXECUTIVE SUMMARY

The purpose of this report is for Council to award contract HEPBU.RFT2023.18 Sealed Road Patching - Autumn 2023.

This project is fully funded by Hepburn Shire Council through a combination of the sealed road patching program and the reseal preparation portion of the annual reseal program.

The sealed road patching program funding allocation is a result of the Council endorsed deferral and redirection of the 2022/2023 capital road rehabilitation infrastructure funding into this road patching program.

BACKGROUND

Recognising the effect of wet weather over a prolonged period on the road network, Council undertook a full network audit of pavement defects in early 2023. Based on the results, officers carried out a request for tender process in accordance with Council's Procurement Policy to invite submissions for sealed road patching across the Shire. Not all the defects were deemed to be suitable for sealed road stabilisation patching. Other defects have been assigned to other works packages for repair.

Stabilisation patching is the process of pulverisation of the existing pavement and introducing and mixing through a small amount of cement. Pulverizing is a process that grinds up existing surface layers in place, blending the asphalt or bitumen layers with any sub-layers, essentially creating a new pavement mix using all the old materials. New base materials do not have to be imported to the site, as all existing material is recycled.

As the previous defect audit results are only a subset of the envisaged program it is recommended that the contract be awarded as a schedule of rates with a maximum contract value. Previous sealed road patching contracts have shown that increases of 30% are possible as areas of patching and new areas are discovered between identification and works, untreated areas may continue to grow until treated. Water ingress is the root cause of most road damage.

KEY ISSUES

Due to weather conditions, the road condition is deteriorating and major patching can drastically improve the condition of the road network throughout the Shire.

Poor road conditions are a continued challenge for all road authorities as repeated years of wet weather have led to higher prevalence of potholes and other defects. Hepburn Shire is not in a unique position, with all road authorities struggling to keep pace with defect generation.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

Council Plan 2021-2025

Embracing our past and planning for the future

3.3 Build and maintain quality infrastructure that supports and promotes liveability and active living in the community.

A Dynamic and Responsive Council

5.5 Strong Asset Management and Renewal

Road Management Act

Under the *Road Management Act 2004*. Part 4 – Management of roads, Division 1, part (2), the following principles apply in respect of the management of works and infrastructure under this Act— (a) the minimisation of road safety hazards.

FINANCIAL IMPLICATIONS

The funding of this project will be drawn from a budget allocation from both sealed road patching and reseal preparation for 2023/2024. The recommended maximum contract amount is $500,000 (ex GST). Works will be scaled to ensure cost will not exceed the contract value.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

There are no community or stakeholder engagement implications associated with this report. There are expected to be social and economic benefits to the community and road users through better road infrastructure and safety enhancements. The expected construction related risks shall be mitigated by managing the work site and ensuring traffic management in accordance with AS 1742.3 is established throughout construction.

RISK AND GOVERNANCE IMPLICATIONS

If this project is not considered to move forward, the amount of safety concerns will increase. Council, as a road authority, has statutory requirements under the *Road Management Act 2004*, that may be at risk if works are not prioritised.

Other expected construction related risks shall be addressed in pre-commencement site meetings and mitigated by managing the work site and providing traffic management in accordance with AS 1742.3.

The implications of this report have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

ENVIRONMENTAL SUSTAINABILITY

There are no negative sustainability implications associated with this report. All site-based environmental implications associated with this contract will arise from the execution of this service/works. It is considered that these are the responsibility of the contractor and will be managed through the contract documentation.

The base material is not required to be imported to the sites and all existing material is recycled into that location.

Dust control measures will be implemented as required and will be in accordance with Victorian work health and safety regulations and the *Environmental Protection Act*.

Noise and vibration cannot be avoided during construction; affected neighbours will be informed if this is expected to cause higher levels of noise and vibration before commencement.

Traffic management plans will be established, including appropriate management of traffic on-site.

GENDER IMPACT ASSESSMENT

A gender impact assessment was deemed not required for this project. Statistically, female motorists drive smaller vehicles which are more susceptible to road defects impacting their vehicles, whilst male drivers have a disproportionally higher rate of serious injury or fatalities. Undertaking these necessary road improvements will assist in responding to these gender-based statistics.

11.2 CONTRACT AWARD - HEPBU.RFT2023.20 – KERB & CHANNEL AND CARPARK UPGRADES, TRENTHAM

Go to 01:14:46 in the meeting recording to view this item.

DIRECTOR INFRASTRUCTURE AND DELIVERY

In providing this advice to Council as the Project Engineer – Infrastructure, I Paul O'Leary have no interests to disclose in this report.

ATTACHMENTS

1. CONFIDENTIAL - HEPBU RFT2023 20 Tender Evaluation Report Trentham K&C [**11.2.1** - 6 pages]

OFFICER'S RECOMMENDATION

That Council:

1. *Awards Contract Number HEPBU.RFT2023.20 Kerb and Channel and Car Park Upgrade, Trentham for the fixed lump sum of $227,992.98 exclusive of GST to Fulton Hogan Industries PTY LTD;*

2. *Authorises Council officers to make variations and additions to the Contract, in excess of the lump sum awarded contract value, within officer delegation and approved budgets and contingencies;*

3. *Delegates authority for the Chief Executive Officer to sign the contract documents on behalf of Council; and,*

4. *Resolves that the attached Tender Evaluation Report remains confidential.*

MOTION

That Council:

1. *Awards Contract Number HEPBU.RFT2023.20 Kerb and Channel and Car Park Upgrade, Trentham for the fixed lump sum of $227,992.98 exclusive of GST to Fulton Hogan Industries PTY LTD;*

2. *Authorises Council officers to make variations and additions to the Contract, in excess of the lump sum awarded contract value, within officer delegation and approved budgets and contingencies;*

3. *Delegates authority for the Chief Executive Officer to sign the contract documents on behalf of Council; and,*

4. *Resolves that the attached Tender Evaluation Report remains confidential.*

Moved: Cr Jen Bray
Seconded: Cr Tessa Halliday
Carried

Voted for: Cr Brian Hood, Cr Don Henderson, Cr Jen Bray, Cr Juliet Simpson, Cr Lesley Hewitt, Cr Tessa Halliday and Cr Tim Drylie
Voted against: Nil
Abstained: Nil

EXECUTIVE SUMMARY

The purpose of this report is for Council to award Contract HEPBU.RFT2023.20 Kerb and Channel and Car Park Upgrades, Trentham.

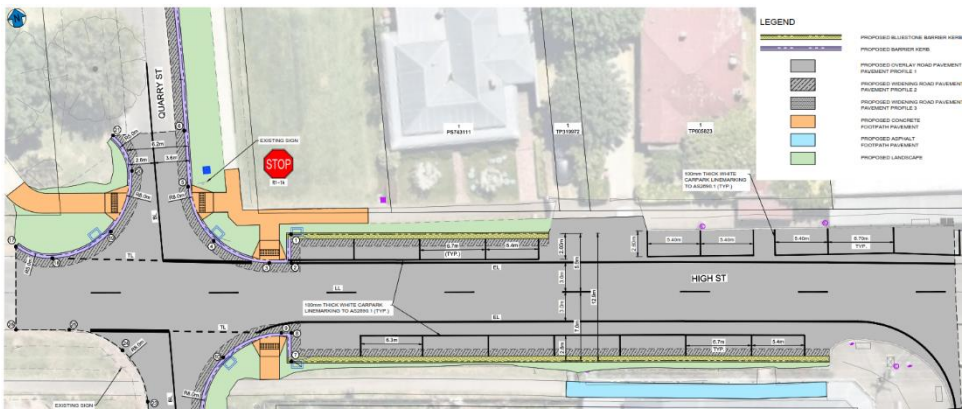
This project is fully funded by Hepburn Shire Council through a combination of the 2022/2023 Kerb and Channel program and the asphalt portion of the Annual Reseal Program.

BACKGROUND

Four separate small packages of work within the vicinity of High Street, Trentham have been identified through a combination of asset condition, customer requests and project masterplans. The four sections are:

1. Remove and re-lay the bluestone kerb from existing channel to a barrier type on High Street and asphalt overlay the existing road pavement.
2. Construct new barrier kerb on Quarry Street including outstands at the intersection of High and Quarry Streets.
3. Formalise and asphalt the car park on Quarry Street at the Quarry Street Reserve.
4. Formalise and asphalt the car park at the corner of Cosmo Road.

The largest change will be the construction of kerb outstands to passively reduce speed at the intersection of Quarry Street and High Street and improve pedestrian safety and access, as per the picture below.



KEY ISSUES

Works will take place in the centre of town and while every effort will be taken to minimise disruption, there will be requirements for traffic control and, on occasions, minor traffic detours.

Works are scheduled to take place at a quiet time of year in Trentham to minimise disruption to business.

Along High Street, the bluestone kerb profile will change from a 'channel' type to 'barrier' type. This will facilitate improving the road profile and improving access to the existing parking spaces.

An example of bluestone channel

An example of bluestone barrier kerb

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

Council Plan 2021-2025

Embracing our past and planning for the future

3.3 Build and maintain quality infrastructure that supports and promotes liveability and active living in the community.

FINANCIAL IMPLICATIONS

This project is funded by Council through a combination of Council's FY22/2023 Kerb and Channel Program and the asphalt portion of the annual reseal program.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

Communication with affected businesses and community groups has already taken place and had identified additions to scope that will be constructed as part of the approved project contingency.

There are no negative community or stakeholder engagement implications associated with this report, with all stakeholders giving broad support.

The project is rated as a 'low level' on Council's Community Engagement Policy matrix.

RISK AND GOVERNANCE IMPLICATIONS

There are no risk implications associated with this report. This report has been brought to Council for consideration to ensure that if the full contingency is required, then officers have complied with the current Procurement Policy and approved financial delegations.

Any construction related risks shall be addressed in pre-commencement site meetings and mitigated by managing the work site and providing traffic management in accordance with AS 1742.3.

ENVIRONMENTAL SUSTAINABILITY

The improved pedestrian connections will increase the 'walkability' of the township and reduce vehicle use. Recovered construction materials are planned to be re-used onsite or recycled.

GENDER IMPACT ASSESSMENT

A gender impact assessment was assessed as not required for this project. However, the project provides improvements for pedestrian movements and car parking accessibility, particularly for pram movements throughout the area. Statistics indicate that these improvements would be most felt by the primary care giver of children who are predominately female.

12 A DYNAMIC AND RESPONSIVE COUNCIL

12.1 NATIONAL GENERAL ASSEMBLY CONFERENCE 2023 - 'OUR COMMUNITIES, OUR FUTURE'

Go to 01:17:23 in the meeting recording to view this item.

CHIEF EXECUTIVE OFFICER

In providing this advice to Council as the Chief Executive Officer, I Bradley Thomas have no interests to disclose in this report.

ATTACHMENTS

1. Nil

OFFICER'S RECOMMENDATION

That Council receives and notes the Mayoral and Chief Executive Officer conference report in relation to the 2023 National General Assembly, and Australian Council of Local Government.

MOTION

That Council receives and notes the Mayoral and Chief Executive Officer conference report in relation to the 2023 National General Assembly, and Australian Council of Local Government.

Moved: Cr Don Henderson
Seconded: Cr Lesley Hewitt
Carried

Voted for: Cr Brian Hood, Cr Don Henderson, Cr Jen Bray, Cr Juliet Simpson, Cr Lesley Hewitt, Cr Tessa Halliday and Cr Tim Drylie
Voted against: Nil
Abstained: Nil

EXECUTIVE SUMMARY

The purpose of this report is for Council to note the attendance of Mayor, Brian Hood, along with CEO, Bradley Thomas, at the 2023 Rural and Regional Summit, the National General Assembly (NGA) of Australian Local Government Association (ALGA), and the Australian Council of Local Government (ACLG) in Canberra from 12 June to 16 June 2023.

BACKGROUND / KEY ISSUES

Council's attendance at the National General Assembly provides the opportunity to listen to the current challenges confronting the sector from councils across the country and consider solutions or innovative ideas that may be relevant to Hepburn

Shire. It is also important that councils can present a united voice and actively participate in an advocacy role to the federal government for important changes and reforms in the best interests of the communities we represent.

The Regional Forum was opened and addressed by the Federal Minister for Regional Development, Local Government and Territories Kristy McBain on subjects including the financial sustainability of councils, workforce challenges and the need for resilience and disaster recovery planning in the face of extreme weather events. Shadow Minister Darren Chester spoke on the critical role of advocacy, the importance of celebrating achievements and the leadership role provided by councils.

Discussions centred on skills shortages in functions such as planning and health professionals. The breadth of challenges facing the planning function in councils across the country was underlined by statistics showing 44% of rural and regional councils currently have no planning staff and the demand for skilled planners is estimated to increase from the current 13,000 to 18,000 in the next ten years.

Planning to strengthen resilience against natural disasters was a topic of high interest. Shoalhaven Council presented a case study on how they measure the resilience of new builds and a project that installed solar-powered cameras in remote flood prone areas to enable real time monitoring and early warning capability.

The National General Assembly was opened by the Governor-General, His Excellency General the Honourable David Hurley, who thanked and acknowledged local governments for their dedication and work for local communities especially responding to natural disasters. His words, noting councils were “the level of government that looked communities in the eye”, resonated strongly with delegates.

Over 1,100 local government leaders from the 537 councils across Australia gathered in Canberra to share innovations to support the public good and to speak to the Federal Government with one voice.

Delegates reaffirmed their commitment to work in partnership with the Federal Government for the public good, while at the same time addressing the local and regional challenges faced by communities across the nation. Many federal members of Parliament attended and spoke at the NGA or associated events, including the Hon. Catherine King, the Hon. Kristy McBain, the Hon. Peter Dutton and the Hon. Darren Chester.

Councils also welcomed the Ukraine ambassador to Australia, His Excellency Vasyl Myroshnychenko, who provided an update on the Ukrainian people’s progress to protect their national sovereignty. The ambassador noted and encouraged a recent initiative where Australian councils developed sister city arrangements with Ukrainian towns or regions.

In response to ALGA's advocacy, councils thanked the Federal Government for its re-establishment of the Australian Council of Local Government (ACLG) which was held on Friday 16 June 2023. The ACLG was first established in 2008 as a physical and symbolic acknowledgment of the respect and mutual interest of both levels of government and the need to work together.

This year's Assembly program included consideration of 260 notices of motions submitted by councils. These motions identify opportunities where a strong partnership between the Federal Government and local government can progress our mutual policy interests. The ALGA Board will now consider these in forming its policy positions and federal advocacy.

These motions included solutions to address the financial sustainability of councils, funding arrangements, skills and workforce, climate change adaptation and renewable energy, improved transport and communications infrastructure, improved natural disaster preparedness and emergency management, Closing the Gap and the Voice, community wellbeing, enhancing the circular economy and improving housing and homelessness outcomes through partnerships.

It was especially gratifying that Hepburn Shire Council's motion to call on the Federal Government to support the ABS review of the 2026 Census by including topics of gender and sexual orientation was passed unanimously. The information collected via the census will be more informative and relevant given the topic's inclusion.

We also met with the group promoting the Young Mayors program and reinforced our desire for Hepburn Shire to participate in a pilot project. We are delighted to be involved in this initiative.

Presentations and panel discussions in the Assembly and the Australian Council of Local Government also included topics such as grant funding and roads – by the Hon Catherine King – and the very topical matter of cyber security.

The Prime Minister, Anthony Albanese, when speaking of the importance of the federal-local government relationship, announced a $100m program of funding for energy efficient solutions.

Panel discussions were conducted by many Cabinet members and Ministers and delegates were able to directly put questions (and challenges) to them.

The Minister for Indigenous Australians, the Hon. Linda Burney, gave a thoughtful and powerful address on the Voice to Parliament referendum, noting among other things that ongoing initiatives to close the gap were simply not working with only four of 19 on track. In calling for support of the referendum she passionately noted the "torment of powerlessness" and characterised the referendum as a significant opportunity to put our "shoulders to the wheel of history". Hepburn Councillors will soon consider how we might provide leadership to our community on this important topic.

Representing Hepburn Shire Council at these three events was a valuable opportunity to hear directly from key stakeholders, including the Federal Government, to meet with counterparts from across the country and contribute to the vital function of advocacy. Despite considerable differences in size and geography it is quite remarkable that so many of the 537 councils across the country face similar challenges. It is therefore all the more important that advocacy and unity coming from such conferences can influence better outcomes for our respective communities.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

Council Plan 2021-2025

A dynamic and responsive Council

5.2 Actively communicate, inform and engage with our community about events and decision-making.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report. Costs were incurred in relation to airfares, conference registration and accommodation costs.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

There are no community or stakeholder engagement implications associated with this report.

RISK AND GOVERNANCE ISSUES

The implications of this report have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

There are no risk implications associated with this report.

ENVIRONMENTAL SUSTAINABILITY

There are no sustainability implications associated with this report.

GENDER IMPACT ASSESSMENT

There are no gender equity implications associated with this report.

12.2 INSTRUMENTS OF APPOINTMENTS TO AUTHORISED OFFICERS UNDER THE ENVIRONMENT PROTECTION ACT 2017

Go to 01:21:52 in the meeting recording to view this item.

CHIEF EXECUTIVE OFFICER

In providing this advice to Council as the Manager Governance and Risk, I Rebecca Smith have no interests to disclose in this report.

ATTACHMENTS

1. S11B Instrument of Appointment and Authorisation under the EPA 2017 [**12.2.1** - 1 page]
2. S18 Instrument of Sub Delegation to Council Staff under the EPA 2017 [**12.2.2** - 5 pages]

OFFICER'S RECOMMENDATION

1. *In the exercise of the power conferred by s 242(2) of the Environment Protection Act 2017 and the Instrument of Delegation of the Environment Protection Authority under the Act dated 4 June 2021, Hepburn Shire Council resolves that:*
    a. *The members of Council staff referred to in the instrument attached be appointed and authorised as set out in the instrument.*
    b. *The instrument comes into force immediately it is signed by Council's Chief Executive Officer and remains in force until Council determines to vary or revoke it.*
2. *In the exercise of the power conferred by s 437(2) of the Environment Protection Act 2017 and the Instrument of Delegation of the Environment Protection Authority under the Act dated 4 June 2021, Hepburn Shire Council resolves that:*
    a. *There be delegated to the members of Council staff holding, acting in or performing the duties of the offices or positions referred to in the attached Instrument of Delegation to members of Council staff, the powers, duties and functions set out in that instrument, subject to the conditions and limitations specified in that Instrument.*
    b. *The instrument comes into force immediately it is signed by Council's Chief Executive Officer and remains in force until Council determines to vary or revoke it.*
    c. *The duties and functions set out in the instrument must be performed, and the powers set out in the instruments must be executed, in accordance with any guidelines or policies of Council that it may from time to time adopt.*

MOTION

1. *In the exercise of the power conferred by s 242(2) of the Environment Protection Act 2017 and the Instrument of Delegation of the Environment*

Protection Authority under the Act dated 4 June 2021, Hepburn Shire Council resolves that:

a. *The members of Council staff referred to in the instrument attached be appointed and authorised as set out in the instrument.*
b. *The instrument comes into force immediately it is signed by Council's Chief Executive Officer and remains in force until Council determines to vary or revoke it.*

2. *In the exercise of the power conferred by s 437(2) of the Environment Protection Act 2017 and the Instrument of Delegation of the Environment Protection Authority under the Act dated 4 June 2021, Hepburn Shire Council resolves that:*

a. *There be delegated to the members of Council staff holding, acting in or performing the duties of the offices or positions referred to in the attached Instrument of Delegation to members of Council staff, the powers, duties and functions set out in that instrument, subject to the conditions and limitations specified in that Instrument.*
b. *The instrument comes into force immediately it is signed by Council's Chief Executive Officer and remains in force until Council determines to vary or revoke it.*
c. *The duties and functions set out in the instrument must be performed, and the powers set out in the instruments must be executed, in accordance with any guidelines or policies of Council that it may from time to time adopt.*

Moved: Cr Lesley Hewitt
Seconded: Cr Juliet Simpson
Carried

Voted for: Cr Brian Hood, Cr Don Henderson, Cr Jen Bray, Cr Juliet Simpson, Cr Lesley Hewitt, Cr Tessa Halliday and Cr Tim Drylie
Voted against: Nil
Abstained: Nil

EXECUTIVE SUMMARY

Authorisations and delegations under the *Environment Protection Act 2017* have been refreshed based on staffing and position changes.

BACKGROUND

Instruments of delegation and authorisation enable officers within the organisation to administer and enforce various Acts, Regulations or Council local laws in accordance with the powers granted to them under legislation or a local law.

Instruments of delegation and authorisation are prepared based on advice from the Maddocks Authorisations and Delegations Service, which Council subscribes to.

Whilst the appointment and authorisation of authorised officers under other relevant legislation is executed by the Chief Executive Officer under delegation, Maddocks recommend that officers enforcing the *Environment Protection Act 2017* be authorised and delegated by Council resolution.

KEY ISSUES

This S11B Instrument goes hand-in-hand with the S18 Instrument of Sub-Delegation to Members of Council Staff - Under the *Environment Protection Act 2017.*

S11B Instrument of appointment and Authorisation under the *Environment Protection Act 2017*

Under recent changes to the *Environment Protection Act 2017* (EPA 2017), the Environment Protection Authority has given councils the power to appoint authorised officers under the EPA 2017 and, once appointed, those officers can also be delegated some of the EPA's powers.

To do this Council must appoint authorised officers under s.242(2) of the EPA 2017 who must exercise the powers in accordance with the Instrument of Delegation of the Environment Protection Authority dated 4 June 2021.

The Instrument of Delegation by the EPA to councils is limited for the purpose of regulating:

i) onsite wastewater management systems with a design or actual flow rate of sewage not exceeding 5000 litres on any day; and
ii) noise from the construction, demolition or removal of residential premises.

S18 Instrument of Sub-Delegation under the *Environment Protection Act 2017*

Instrument of Sub-Delegation under the *Environment Protection Act 2017*. This is used by a council to delegate to members of its staff those powers that are contained in the Instrument of Delegation of the Environment Protection Authority.

By virtue of s.437(2) of the EPA 2017, councils have the power to sub-delegate these powers to members of Council staff. In order to be granted those delegations, members of staff are firstly designated as authorised officers by Council using the S11B Instrument of Appointment & Authorisation – Under the *Environment Protection Act 2017*.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

Council Plan 2021-2025

A dynamic and responsive Council

5.3 A sustainable and agile organisation with strong corporate governance that supports excellent operations

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

There are no community or stakeholder engagement implications associated with this report.

RISK AND GOVERNANCE IMPLICATIONS

The implications of this report have been assessed in accordance with the requirements of the Victorian Charter of Human Rights and Responsibilities.

ENVIRONMENTAL SUSTAINABILITY

There are no sustainability implications associated with this report.

GENDER IMPACT ASSESSMENT

There are no gender equity implications associated with this report.

S11B Instrument of Appointment and Authorisation (Environment Protection Act 2017)

Hepburn Shire Council

Instrument of Appointment and Authorisation

(*Environment Protection Act 2017* only)

In this instrument "**officer**" means -

Lisa Sparkes
Leilani Schaller
Gina Grewal
Michael Shelley
John Fleming
Mark Jennings

By this instrument of appointment and authorisation, Hepburn Shire Council -

under s 242(2) of the *Environment Protection Act 2017* ('**Act'**) and the Instrument of Delegation of the Environment Protection Authority under the Act dated 4 June 2021 - appoints the officers to be authorised officers for the purposes of exercising the powers and functions set out in the Instrument of Direction of the Environment Protection Authority under the Act dated 4 June 2021.

It is declared that this instrument -

- comes into force immediately upon its execution;
- remains in force until varied or revoked.

This instrument is authorised by a resolution of the Hepburn Shire Council on XX

This Instrument is made by the Chief Executive Officer of Hepburn Shire Council in the exercise of his authority to act on Council's behalf, which includes the authority conferred by resolution of Council made on xx

Bradley Thomas
Chief Executive Officer
Hepburn Shire Council

Date: xxxxx

Hepburn
SHIRE COUNCIL

S18 Instrument of Sub-Delegation
under the Environment Protection Act 2017

Hepburn Shire Council

Instrument of Sub-Delegation

to

Members of Council staff

June 2023

Instrument of Sub-Delegation

By this Instrument of Sub-Delegation, in exercise of the power conferred by s 437(2) of the *Environment Protection Act 2017* (‘**Act’**) and the Instrument of Delegation of the Environment Protection Authority under the Act dated 4 June 2021, the Council:

1. delegates each duty and/or function and/or power described in column 1 of the Schedule (and summarised in column 2 of the Schedule) to the member of Council staff holding, acting in or performing the duties of the office or position described in column 3 of the Schedule;

2. record that references in the Schedule are as follows

EMD **Executive Manager Development**

MWFCS **means Manager Waste, Facilities and Community Safety**

CEH **means Coordinator Health and Community Safety**

EHO **means Environmental Health Officer**

CSY **means Community Safety Officer**

3. this Instrument of Sub-Delegation is authorised by **a resolution of Council** passed on 21 September **2021** pursuant to a power of sub-delegation conferred by the Instrument of Delegation of the Environment Protection Authority under the Act dated 4 June 2021;

4. the delegation:

   4.1 comes into force immediately the common seal of Council is affixed to this Instrument of Sub-Delegation;

   4.2 remains in force until varied or revoked;

   4.3 is subject to any conditions and limitations set out in sub-paragraph 5, and the Schedule; and

   4.4 must be exercised in accordance with any guidelines or policies which Council from time to time adopts; and

5. this Instrument of Sub-Delegation is subject to the following limitations:

   5.1 the powers, duties and functions described in column and summarised in column 2 of the Schedule are only delegated for the purpose of regulating:

      5.1.1 onsite wastewater management systems with a design or actual flow rate of sewage not exceeding 5000 litres on any day; and

      5.1.2 noise from the construction, demolition or removal of residential premises;

6. the delegate must not determine the issue, take the action or do the act or thing:

   6.1.1 if the issue, action, act or thing is an issue, action or thing which Council has previously designated as an issue, action, act or thing which must be the subject of a Resolution of Council;

   6.1.2 if the determining of the issue, taking of the action or doing of the act or thing would or would be likely to involve a decision which is inconsistent with a

(a) policy; or

(b) strategy

adopted by Council;

6.1.3 if the determining of the issue, the taking of the action or the doing of the act or thing cannot be the subject of a lawful delegation; or

6.1.4 the determining of the issue, the taking of the action or the doing of the act or thing is already the subject of an exclusive delegation to another member of Council staff.

Signed by:

.....
Chief Executive Officer
Bradley Thomas
DATE

SCHEDULE

ENVIRONMENT PROTECTION ACT 2017			
Column 1	**Column 2**	**Column 3**	**Column 4**
PROVISION	**THING DELEGATED**	**DELEGATE**	**CONDITIONS & LIMITATIONS**
s 271	Power to issue improvement notice	EMD, CEH, EHTO, EHO, CSY	
s 272	Power to issue prohibition notice	EMD, CEH, EHTO, EHO, CSY	
s 279	Power to amend a notice	EMD, CEH, EHTO, EHO, CSY	
s 358	Functions of the Environment Protection Authority	EMD, CEH, EHTO, EHO, CSY	
s 359(1)(b)	Power to do all things that are necessary or convenient to be done for or in connection with the performance of the Environment Protection Authority's functions and duties and to enable the Authority to achieve its objective.	EMD, CEH, EHTO, EHO, CSY	
s 359(2)	Power to give advice to persons with duties or obligations	EMD, CEH, EHTO, EHO, CSY	

12.3 APPOINTMENT OF A CHAIR TO THE AUDIT AND RISK COMMITTEE, REVIEW OF REMUNERATION

Go to 01:23:30 in the meeting recording to view this item.

CHIEF EXECUTIVE OFFICER

In providing this advice to Council as the Manager Governance and Risk, I Rebecca Smith have no interests to disclose in this report.

ATTACHMENTS

- Nil

OFFICER'S RECOMMENDATION

That Council:

1. *Confirms Ms Carol Pagnon as the chair of the Audit and Risk Committee until 31 December 2023;*
2. *Notes that recruitment for 3 independent members will commence in August 2023;*
3. *Approves an increase in remuneration for independent members to:*
    a. *$1,000 incl GST per meeting for the Chair;*
    b. *$750 incl GST per meeting for independent members; and,*
4. *Notes that the new remuneration amounts will be updated in the Audit and Risk Committee Charter, if approved.*

MOTION

That Council:

1. *Confirms Ms Carol Pagnon as the chair of the Audit and Risk Committee until 31 December 2023;*
2. *Notes that recruitment for 3 independent members will commence in August 2023;*
3. *Approves an increase in remuneration for independent members to:*
    a. *$1,000 incl GST per meeting for the Chair;*
    b. *$750 incl GST per meeting for independent members; and,*

4. *Notes that the new remuneration amounts will be updated in the Audit and Risk Committee Charter, if approved.*

Moved: Cr Don Henderson
Seconded: Cr Juliet Simpson
Carried

Voted for: Cr Brian Hood, Cr Don Henderson, Cr Jen Bray, Cr Juliet Simpson, Cr Lesley Hewitt, Cr Tessa Halliday and Cr Tim Drylie
Voted against: Nil
Abstained: Nil

EXECUTIVE SUMMARY

On 20 June 2023 the current Chair of the Audit and Risk Committee (ARC), Ms Linda McNeill, resigned. At the ARC meeting on 26 June, members voted to recommend Ms Carol Pagnon as the chair until 31 December 2023.

In addition to the vacancy created by Ms McNeill's resignation, the tenure of two other committee members, Ms Carol Pagnon and Mr Robert Taylor, will end in December 2023. Neither is eligible for reappointment. Rather than recruiting now, and again in 2024, officers will commence recruitment for all three roles in August.

To remain competitive and attract qualified people, Council is also considering an increase to the remuneration for ARC members.

BACKGROUND

On 25 August 2020 Council established the Audit and Risk Committee under section 53 of the *Local Government Act 2020*.

Appointment of a Chair

The Audit and Risk Committee Charter states that:

- The Chairperson of the Committee must be an independent member.
- The Audit and Risk Committee will recommend the Chairperson to Council for appointment.
- If the Chairperson is unable to attend a meeting, the members in attendance at the meeting will appoint a Chairperson for that meeting from among the attending members.
- The Chairperson shall, as deemed required, report to Council on Committee matters that are included in the Council agenda for discussion.

Recruitment of new members

Section 53 of the Act requires Council to establish an Audit and Risk Committee which must include members who are Councillors and consist of a majority of members who are not Councillors of the Council and who collectively have:

- expertise in financial management and risk; and
- experience in public sector management; and
- not include any person who is a member of Council staff of the Council.

The Audit and Risk Committee Charter provides for section 4 – membership and tenure.

The Charter states that the:

- Committee must compromise of a majority of members who are not councillors of the Council, appointed by Council.
- Total membership will be six members (two councillor delegates and four independent committee members)
- Independent members will be appointed for a four-year term after a public advertisement process has been undertaken.
- A sitting member can reapply and be appointed for one subsequent four-year term, subject to the evaluation process set below and subject to maintain the ration of councillors to external members.
- The Chief Executive Officer or the Director Community and Corporate and the Councillor representatives on the Committee will undertake the evaluation of the potential external members considering the experience of candidates and their likely ability to apply appropriate analytical and strategic management skills and will make a recommendation to Council for appointment to the Committee.

As at 1 July 2023, the remuneration for independent committee members is $368.00 and $445.00 for the Chair.

KEY ISSUES

Appointment of a Chair

At the ARC meeting on 26 June 2023, the Committee resolved to recommend Ms Carol Pagnon as chair until 31 December 2023. Ms Pagnon has served on the Committee since 2015 and has the required skills and experience to act as Chair.

Recruitment of new members

From July, the committee will have one vacancy following the resignation of Ms McNeill. Two members, Ms Carol Pagnon and Mr Robert Taylor, will finish their terms in December 2023, and not be eligible for reappointment. The last remaining independent member, Mr Jason Taylor, has served on the Committee since July 2021.

Given the tenure of three members is now pending, the Committee faces a challenge in maintaining continuity and compliance. To address this, recruitment will be brought forward to 2023 and three members will be recruited at the same time.

As required by the Charter, the recruitment panel will consist of the CEO, Director Community and Corporate, and the two Councillor representatives.

Once preferred candidates have been selected, a report will be brought to Council in October 2023 to consider their appointment.

Remuneration of Committee members

To remain competitive and attract qualified people, and following a benchmarking exercise against other similar sized councils, officers are proposing an increase in remuneration:

- Chair – increase remuneration from $445 per meeting to $1,000, including GST;
- Independent members – increase remuneration from $368 per meeting to $750, including GST.

Should this increase be approved, the annual cost of remuneration for ARC members would increase to $11,670, an increase of $4,591 on the current budget allocation of $7,079.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

Council Plan 2021-2025

A dynamic and responsive Council

5.3 A sustainable and agile organisation with strong corporate governance that supports excellent operations

Local Government Act 2020

The Audit and Risk Committee is governed by section 53 of the *Local Government Act 2020,* and operates in line with the Audit and Risk Committee Charter.

RISK AND GOVERNANCE ISSUES

The Committee serves as an important oversight body for Council and attracting and retaining qualified, skilled members should be a priority.

Should Council fail to recruit at least two new members before the March 2024 ARC Meeting, Council will be in breach of the *Local Government Act 2020* and the Audit and Risk Committee Charter.

Ideally, new committee members would be recruited in time for the December 2023 meeting to allow adequate induction and handover with existing, long serving members.

FINANCIAL IMPLICATIONS

As noted above, should Council adopt the increase in remuneration, the additional cost to Council would be $4,591 for the 2023/2024 financial year – this will be corrected at the 2023/2024 mid-year budget review.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

There are no community or stakeholder engagement implications associated with this report. The roles will be externally advertised.

ENVIRONMENTAL SUSTAINABILITY

There are no sustainability implications associated with this report.

GENDER IMPACT ASSESSMENT

Gender balance will be considered as part of the recruitment process.

12.4 EXTENSION OF TECHNOLOGYONE CONTRACT

Go to 01:29:52 in the meeting recording to view this item.

CHIEF EXECUTIVE OFFICER

In providing this advice to Council as the Manager Information and Communication Technology, I Chris Whyte have no interests to disclose in this report.

ATTACHMENTS

1. CONFIDENTIAL - Technology One Negotiations [**12.4.1** - 1 page]

OFFICER'S RECOMMENDATION

That Council:

1. *Approves the renewal of the software contract with TechnologyOne for an additional five years; and,*

2. *Authorises the Chief Executive Officer to finalise negotiation with TechnologyOne and sign contract documentation.*

MOTION

That Council:

1. *Approves the renewal of the software contract with TechnologyOne for an additional five years; and,*

2. *Authorises the Chief Executive Officer to finalise negotiation with TechnologyOne and sign contract documentation.*

Moved: Cr Juliet Simpson
Seconded: Cr Tessa Halliday
Carried

Voted for: Cr Brian Hood, Cr Don Henderson, Cr Jen Bray, Cr Juliet Simpson, Cr Lesley Hewitt, Cr Tessa Halliday and Cr Tim Drylie
Voted against: Nil
Abstained: Nil

EXECUTIVE SUMMARY

The purpose of this report is to recommend that Council approves the extension of the contract with TechnologyOne for software licences for an additional five years.

This renewal will enable us to launch our planned Transformation Roadmap as per the recently adopted ICT Strategy, benefit from the comprehensive suite of

technology solutions provided by TechnologyOne, and ensure the smooth functioning of our operations.

BACKGROUND

TechnologyOne has been our trusted technology partner for over fifteen years, providing us with state-of-the-art software solutions, technical support, and ongoing maintenance services. Their expertise and commitment have significantly contributed to streamlining our administrative processes, enhancing service delivery, and improving overall efficiency across various departments.

73% of Australian and New Zealand residents live in a council powered by TechnologyOne.

As per the Council's ICT Strategy, TechnologyOne forms the basis of our Transformation Roadmap within Hepburn Shire Council and is one of the four core ICT systems we will use for simplification of our ICT application footprint.

KEY ISSUES

As TechnologyOne is our current software provider, per Council's Procurement Policy, a public tender process is not required.

Officers have entered into negotiations with TechnologyOne, taking into account Council's adopted ICT strategy, and are proposing a five-year extension to the current contract.

The contract requires approval by Council as the five-year total is above the Chief Executive Officer's expenditure delegation.

The reasons for renewing the contract are as follows:

- Continuity and familiarity:

  Renewing with Technology One ensures continuity of the technology infrastructure, reducing disruption and potential risks associated with transitioning to a new provider. Moreover, our staff are familiar with the existing systems, which minimises the learning curve and allows for seamless operations.

- Cost-effectiveness:

  The proposed cost of the five-year renewal period represents a reasonable investment, considering the comprehensive suite of services and benefits offered by Technology One. This expenditure is within the allocated budget and will result in long-term cost savings through increased operational efficiency.

- Advanced functionality:

  Technology One continues to innovate and enhance its software solutions to keep pace with emerging technologies and industry best practices. Renewing

the contract will grant us access to these advancements, ensuring that our city/town remains at the forefront of technological capabilities.

- Track record of success:

  The achievements and positive outcomes attained during the previous contract period demonstrate the value and effectiveness of Technology One's solutions. Renewing the contract acknowledges their contributions and reinforces our confidence in their ability to support our evolving needs.

COUNCIL POLICY AND LEGISLATIVE IMPLICATIONS

Council Plan 2021-2025

A dynamic and responsive Council

- 5.3 A sustainable and agile organisation with strong corporate governance that supports excellent operations
- 5.4 Improve staff resourcing, support, and capacity building.
- 5.5 Strong asset management and renewal

FINANCIAL IMPLICATIONS

The contract is for the annual licence and software upgrades, with the contract within current budget allocations.

COMMUNITY AND STAKEHOLDER ENGAGEMENT

Internal stakeholder engagement was completed at multiple levels during the development of the ICT Strategy. This involved interviews with Councillor and Executive levels within the organisation along with team discussions and surveys at other levels. These results indicated a level of frustration with current systems, and hence this renewal of the Technology One agreement and an agreed approach to transformation work withing the ICT Strategy.

RISK AND GOVERNANCE IMPLICATIONS

Hepburn Shire Council (HSC) currently operates a highly segmented Information Technology (IT) systems. These systems are made up of many standalone modules that are not integrated. The lack of integration, outdated versions and ongoing support for many systems is a significant risk to Council from an information integrity and cyber-security perspective.

Continuing the contract with Technology One may lead to some degree of vendor dependency. To mitigate this risk, we will establish a comprehensive service-level agreement that ensures Technology One meets our service expectations, delivers timely updates, and offers ongoing support.

Technology is constantly evolving, and there is a risk that new technologies may emerge during the contract period. To address this, we will include provisions for

periodic technology assessments and discussions with Technology One to evaluate emerging trends and explore potential upgrades or integrations.

ENVIRONMENTAL SUSTAINABILITY

There are no sustainability implications associated with this report.

GENDER IMPACT ASSESSMENT

There are no gender equity implications associated with this report.

13 CONFIDENTIAL ITEMS

13.1 CLOSURE OF MEETING TO MEMBERS OF THE PUBLIC

Go to 01:31:56 in the meeting recording to view this item.

Pursuant to section 66(1) of the *Local Government Act 2020* (the Act) Council or delegated committee must keep a meeting open to the public unless the Council or delegated committee considers it necessary to close the meeting to the public because a circumstance specified in subsection (2) applies.

The circumstances detailed in section 66(2) of the Act are:

a) the meeting is to consider confidential information; or
b) security reasons; or
c) it is necessary to do so to enable the meeting to proceed in an orderly manner.

RECOMMENDATION

That in accordance with sections 66(1) and 66(2)(a) of the Local Government Act 2020, the meeting to be closed to members of the public for the consideration of the following confidential items:

1.1. MATERNAL CHILD HEALTH CONTRACT EXTENSION

- *Because it is Council business information, being information that would prejudice Council's position in commercial negotiations if prematurely released (section 3(1)(a));*

- *This ground applies because the agenda concerns the progress of ongoing contractual negotiations that would, if prematurely released, diminish the strength of Council's position in those negotiations.*

1.2. ANNUAL CEO PERFORMANCE REVIEW

- *Because it is personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs;*

- *The ground applies because it relates to the employment and contract of the Chief Executive Officer.*

MOTION

That in accordance with sections 66(1) and 66(2)(a) of the Local Government Act 2020, the meeting to be closed to members of the public for the consideration of the following confidential items:

1.1. MATERNAL CHILD HEALTH CONTRACT EXTENSION

- *Because it is Council business information, being information that would prejudice Council's position in commercial negotiations if prematurely released (section 3(1)(a));*

- *This ground applies because the agenda concerns the progress of ongoing contractual negotiations that would, if prematurely released, diminish the strength of Council's position in those negotiations.*

1.2 ANNUAL CEO PERFORMANCE REVIEW

- *Because it is personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs;*

- *The ground applies because it relates to the employment and contract of the Chief Executive Officer.*

Moved: Cr Juliet Simpson
Seconded: Cr Don Henderson
Carried

Voted for: Cr Brian Hood, Cr Don Henderson, Cr Jen Bray, Cr Juliet Simpson, Cr Lesley Hewitt, Cr Tessa Halliday and Cr Tim Drylie
Voted against: Nil
Abstained: Nil

The Meeting closed to the public at 7:02pm for the hearing of confidential items and did not reopen to the public.

The Confidential Meeting opened at 7:04pm.

The Council determined to release the following information to the public on these items as detailed below:

1.1 MATERNAL CHILD HEALTH CONTRACT

This item to remain confidential because it is Council business information, being information that would prejudice Council's position in commercial negotiations if prematurely released. This information will remain confidential until negotiations have been finalised, at such time this motion will be released publicly.

1.2 ANNUAL CEO PERFORMANCE REVIEW

This item to remain confidential because it is personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs.

14 CLOSE OF MEETING

The Meeting closed at 7:15pm.